The County of San Diego

Planning Commission Hearing Report

Date:	October 19, 2018	**Case/File No.:**	Otay Ranch Village 14 and Planning Areas 16 &19: PDS2016-GPA-16-008, PDS2016-SP-16-002, PDS2016-REZ-16-006, PDS2016-TM-5616, and PDS2016-ER-16-19-006
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	**Project:**	Master Planned Community consisting of 1,119 dwelling units; up to 10,000 square feet of neighborhood commercial; joint use Fire Station/Sheriff storefront; K-6 elementary school site; 24-acres of public/private parks; 734-acres of open space on 1,284 acres
Time:	9:00 a.m.	**Applicant/Owner:**	Jackson Pendo Company/GDCI Proctor Valley, L.P.
Agenda Item:	#1	**Appeal Status:**	Not applicable; Approval by the Board of Supervisors
Environmental:	Environmental Impact Report	**APNs:**	597-190-23; 597-140-04,-05; 597-020-06,-10; 597-150-03,-07,-08,-12,-13; 598-010-02; 598-020-04,-06; 598-021-02; 598-070-07, & -09

A. EXECUTIVE SUMMARY

1. Introduction

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Specific Plan (PDS2016-SP-16-002), General Plan Amendment (PDS2016-GPA-16-008), Zone Reclassification (PDS2016-REZ-16-006), Tentative Map (PDS2016-TM-5616), conditions of approval and findings, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Otay Ranch Village 14 and Planning Areas 16/19 (Village 14 Specific Plan), a master planned community within Otay Ranch, is regulated by policies of the County General Plan, the combined Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/SRP), the Jamul/Dulzura Subregional Plan (JDSP), and the MSCP County Subarea Plan and its Implementing Agreement.

During the processing of the applications for the project, the County received considerable public comments from the residents, stakeholders, State Department of Fish & Wildlife, U.S. Department of Fish & Wildlife, and other public interest groups. The County conducted thorough review of the project for consistency with the County General Plan, the Otay Ranch GDP/SRP, the Jamul/Dulzura Subregional Plan, the County Zoning Ordinance and other applicable regulations, policies and ordinances, including CEQA to assess the project's potential impacts on the environment.

The Planning Commission is asked to consider the Village 14 Specific Plan and make a recommendation to the Board to approve the project as submitted, approve the project with modifications, or deny the project. Planning & Development Services (PDS) staff recommends certification of the Environmental Impact Report, approval of the General Plan Amendment (GPA), Specific Plan (SP), Zone Reclassification (REZ), Tentative Map (TM), and Biological Mitigation Ordinance Findings (BMO) with the conditions explained in the report and incorporated in the attached Resolutions and Form of Decisions.

2. Requested Actions

The Planning Commission should determine if the required findings can be made and, if so, make the following recommendations to the Board:

a. Adopt the California Environmental Quality Act (CEQA) Findings, which include the certification and findings regarding significant effects of the project, the mitigation monitoring and reporting program, the Statement of Overriding Considerations, and certify the Environmental Impact Report (EIR), REF: PDS2016-ER-16-19-006 (Attachment F).

b. Adopt the Resolution approving General Plan Amendment PDS2016-GPA-16-008 for the reasons stated therein and discussed in this report (Attachment H).

c. Adopt the Resolution approving Specific Plan PDS2016-SP-16-002 for the reasons stated therein and discussed in this report (Attachment I).

d. Adopt the Ordinance titled, ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE OTAY RANCH GDP/SRP, and REF: PDS2016-REZ-16-006 (Attachment J).

e. Adopt the Resolution of Approval for Tentative Map PDS2016-TM-5616 which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego regulations (Attachment K).

f. Adopt the Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19 (Attachment F).

3. Key Requirements for Requested Actions

The Planning Commission should consider the requested actions and determine if the following findings can be made:

a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?

b. Is the proposed project consistent with the vision, goals, and polices of the Otay Ranch General Development Plan and Subregional Plan (GDP/SRP)?

c. Does the project comply with the policies as set forth in the Jamul/Dulzura Subregional Plan?

d. Is the proposed project consistent with the County's Zoning Ordinance?

e. Is the proposed project consistent with the County's Subdivision Ordinance?

f. Is the project consistent with other applicable County regulations?

g. Is the project consistent with the Multiple Species Conservation Program (MSCP) Plan, the County's MSCP County Subarea Plan, and the Implementing Agreement?

h. Does the project comply with the Biological Mitigation Ordinance (BMO)?

i. Does the project comply with CEQA?

B. DEVELOPMENT PROPOSAL

1. Project History

a. On October 28, 1993, the County of San Diego Board of Supervisors (Board) and the City Council of Chula Vista (City) adopted the Otay Ranch General Development Plan/Subregional Plan (GDP/SRP; GPA 92-04) and certified the Otay Ranch Final Program EIR (Otay Ranch PEIR). Adoption of the GDP/SRP was a discretionary land use action by the Board. The GDP/SRP guides the development and preservation of lands within the Otay Ranch properties, consisting of 22,899 acres located in the southwestern San Diego region in the area generally surrounding the Lower Otay Reservoir. The GDP/SRP, envisioned to be developed over a 50 year period, was grouped into three parcels – the Otay Valley Parcel, the Proctor Valley Parcel and the San Ysidro Mountain Parcel and established 14 villages and 7 planning areas. These are governed separately by the County and the City based on geographic location. The GDP/SRP also established a land conservation program so that as development proceeded in Otay Ranch, lands would be conveyed into the Otay Ranch Preserve (Preserve). The GDP/SRP required a two-phase Resource Management Plan (RMP) to guide the monitoring and management of sensitive resources within the Preserve. The Phase I RMP was adopted with

the Otay Ranch GDP/SRP and comprehensively planned for the long-term protection and management of the sensitive natural, cultural, and scenic resources located within the Preserve.

b. On March 6, 1996, the City adopted its Phase 2 RMP, allowing development to progress in Otay Ranch within the City's jurisdiction. The Otay Ranch Phase 2 Resource Management Plan (RMP 2) outlined the implementation framework to meet the resource protection objectives established in the GDP/SRP and the Phase 1 RMP. The Board approved one portion of the Phase 2 RMP, the Otay Ranch Conveyance Plan, so that the County could accept conveyance of Preserve land in the unincorporated areas of Otay Ranch for the development within the City's boundaries. The Board also authorized the formation of the Preserve Owner/Manager (POM) through a Joint Powers Agreement of the County and the City. As a condition of development in Otay Ranch, ownership of Preserve lands are required to be conveyed to the POM, which is responsible for the management of resources, restoration of habitat, and enforcement of open space restrictions within the Preserve.

   On August 7, 2002, the Board approved amendments to the Conveyance Plan to expand conveyance to include all high-priority biological resource areas. Acknowledging that the majority of prioritized land had already been conveyed to the POM as a result of development projects within the City, the Board approved elimination of the Conveyance Plan on December 5, 2007.

   On September 12, 2018, the Board approved the Otay Ranch Phase 2 RMP Update (RMP 2 Update), which modernizes the 1996 RMP 2 to improve resource management in Otay Ranch consistent with the original intent of the Phase I RMP and the Otay Ranch GDP/SRP. The updates included in the RMP 2 Update reflect: 1) boundary changes that have occurred due to adopted Otay Ranch GDP/SRP amendments; 2) past conveyances and anticipated future conveyances; 3) the way in which the POM functions and will continue to function under the current JPA; 4) the progress made toward meeting the Otay Ranch GDP/SRP and Phase 1 RMP policies related to biological and cultural resources; and 5) biological updates to the Biota Monitoring Program consistent with current practices and standards, clarifications regarding implementation of a long-term Raptor Management Program for Otay Ranch, and finalized boundaries for the Vernal Pool Preservation Area.

c. During the County General Plan Update process, the Otay Ranch GDP/SRP was reviewed for consistency with the General Plan. Consistency was established by incorporating the GDP/SRP into the County General Plan document.

d. On October 22, 1997, the Board adopted the MSCP County Subarea Plan, which covers the southern portion of the unincorporated County; the United States Fish and Wildlife Service and California Department of Fish and Wildlife issued the County its Incidental Take Permit on March 17, 1998 in conjunction with the execution of the Implementing Agreement. The majority of Otay Ranch is located within the South County Segment of the County's MSCP Subarea Plan.

e. On July 13, 2016 the applicant submitted an application for a proposed development consisting of approximately 1,530 residences, up to 15,000 square feet of neighborhood commercial uses,

a joint use fire station/sheriff storefront, a school site, mixed use site, passive and active recreational facilities, and 1,765.8 acres of on-site open space. The proposed development would have required a land exchange with the State to consolidate the development footprint within Village 14 and expand the Preserve. The project area totaled 2,387.7 acres, of which the State owns 1,061 acres. The applicant proposed a substantive and detailed development plan and Draft CEQA analysis to support this proposed land exchange. On July 22, 2016, the applicant received a letter from the California Dept. of Fish and Wildlife and US Fish and Wildlife Service declining the land exchange proposal due to concerns with the overall conservation proposal. On August 3, 2016, the applicant withdrew that particular development application.

f. Application Submittal

On November 15, 2016, applications for a GPA, Specific Plan, Zone Reclassification, and Tentative Map were submitted by the applicant - Jackson Pendo Company. Consideration of the Village 14 Specific Plan project is the first project approval within the unincorporated County under the GDP/SRP.

2. Regional Setting and Project Location

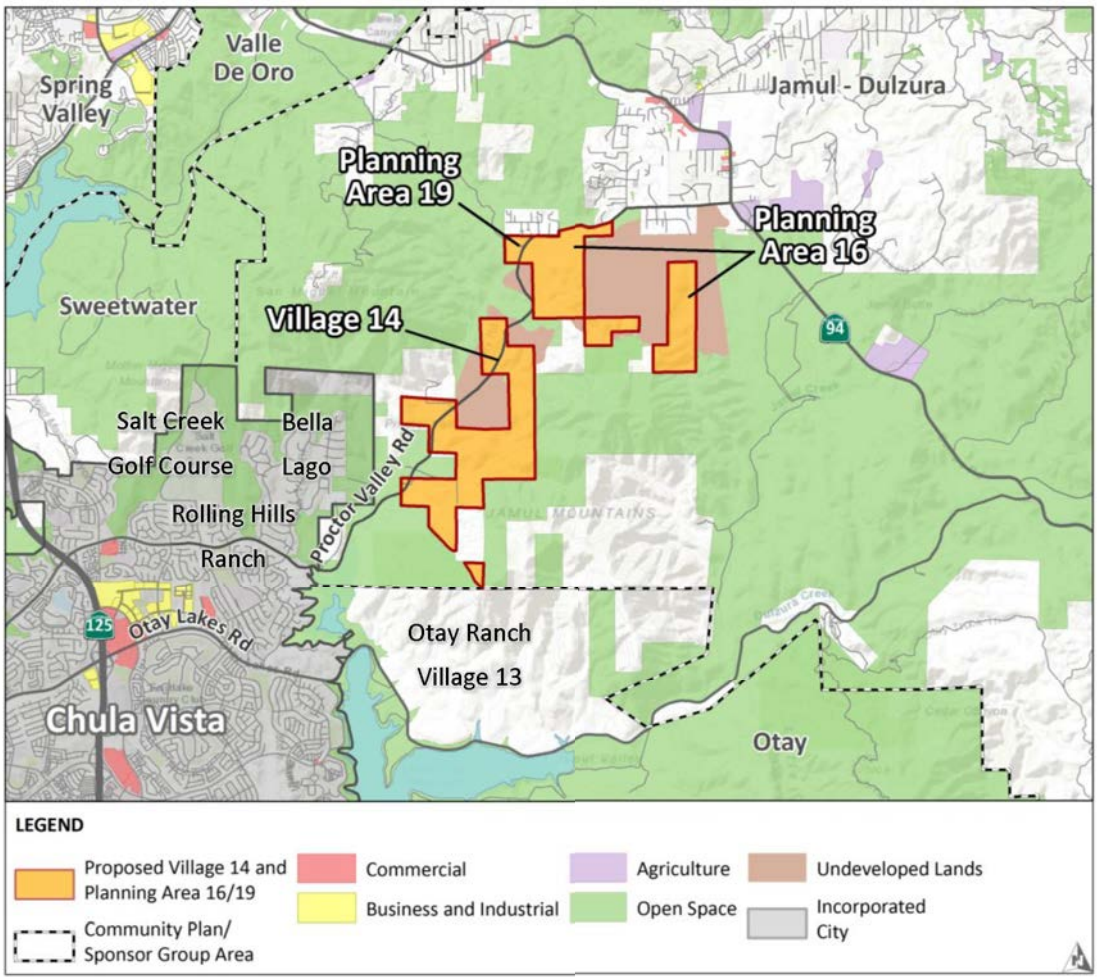
a. Regional Location and Surrounding Land Uses

The 1,284-acre project site is located in the unincorporated area of southwestern San Diego County in the Proctor Valley area of Otay Ranch – approximately 0.25 miles northeast of the City of Chula Vista and approximately 0.5 mile southwest of the Jamul/Dulzura communities. The project is situated on both sides of existing Proctor Valley Road and is located to the east of State Route 125 (SR-125) and to the south of State Route 94 (SR-94).

A number of residential communities and other land uses are located within a three mile radius of the project site: City of Chula Vista's – Eastlake Neighborhoods, Rolling Hills Ranch, and Bella Lago residential developments (approx. 0.25 miles southwest); rural communities of Jamul and Dulzura (0.5 and 1.0 miles north and east); and Rancho San Diego residential development (3.0 miles northeast). The surrounding area is largely undeveloped; nearby development consists primarily of single-family detached homes on lot sizes ranging from approximately 6,000 to 10,000 square feet within the City of Chula Vista and one to five acre or larger lots within the community of Jamul/Dulzura.

The project site is adjacent to the approximately 5,600-acre Rancho Jamul Ecological Reserve, a component of the MSCP Preserve system in the southwestern portion of San Diego County. The Rancho Jamul Ecological Reserve is owned and managed by the California Department of Fish and Wildlife (CDFW) and abuts the western, northern and eastern boundaries of the project site. Additional publicly owned lands in the surrounding area include the Bureau of Land Management Otay Mountain Wilderness Area, the U.S. Fish and Wildlife Service (USFWS) San Diego-Sweetwater National Wildlife Refuge, the CDFW Hollenbeck Canyon Wildlife Area, and various City of San Diego (Cornerstone Lands) and County of San Diego owned lands.

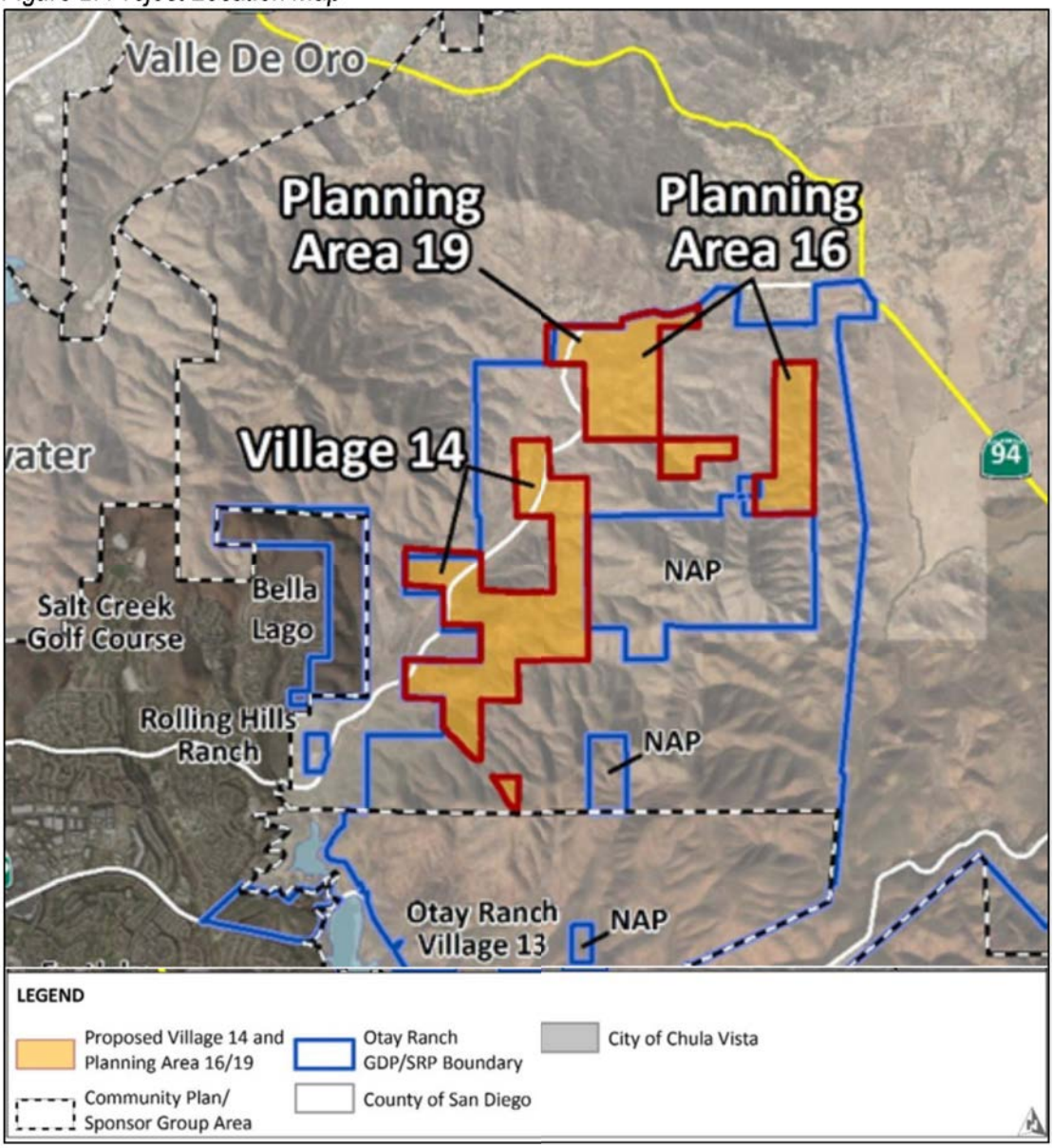
Figure 1: Regional Location Map



b. Project Site

The project is primarily undeveloped. The project site includes 16 legal parcels in the westernmost portion of the Jamul/Dulzura Subregional Plan Area divided into of two geographic areas. The first is the Proctor Valley area, which is generally dominated by one large long valley, raising up to rolling hills, with steeper hillsides and ridges running north and south along the valley edges. The second is the eastern slopes/ridges of Jamul Mountain. Both areas are traversed by multiple drainages that flow primarily to the south and southwest, which makes up the larger Otay River Watershed. Elevations across the project site range from 1,524 feet above mean sea level (MSL) at the highest to 589 feet above MSL at the lowest. These areas are generally situated between San Miguel Mountain and Jamul Mountain that forms Proctor Valley and intervening ridges of Jamul Mountain. The Proctor Valley has historically been used for limited grazing (ceased in 1999).

Figure 2: Project Location Map



The project site is approximately three miles from southwest to northeast and half mile north to south. There are a number of different vegetation and habitat types on the project site; however, sensitive native habitats occur primarily along the drainage courses and on the lower terrain of northwestern and southeastern facing slopes of the project area. The primary land uses adjacent to the site are vacant undeveloped and conservation lands owned by third party agencies.

There is one old farm building shell and several remnants structures from past grazing activities, such as fencing, corrals, and loading ramps on the project site. Portions of the project have been and continue to be used for various unauthorized uses, including horseback riding, hiking, motorcycling, shooting, and illegal dumping.

Figure 3: Existing View Looking Northeasterly Looking Towards Project Site

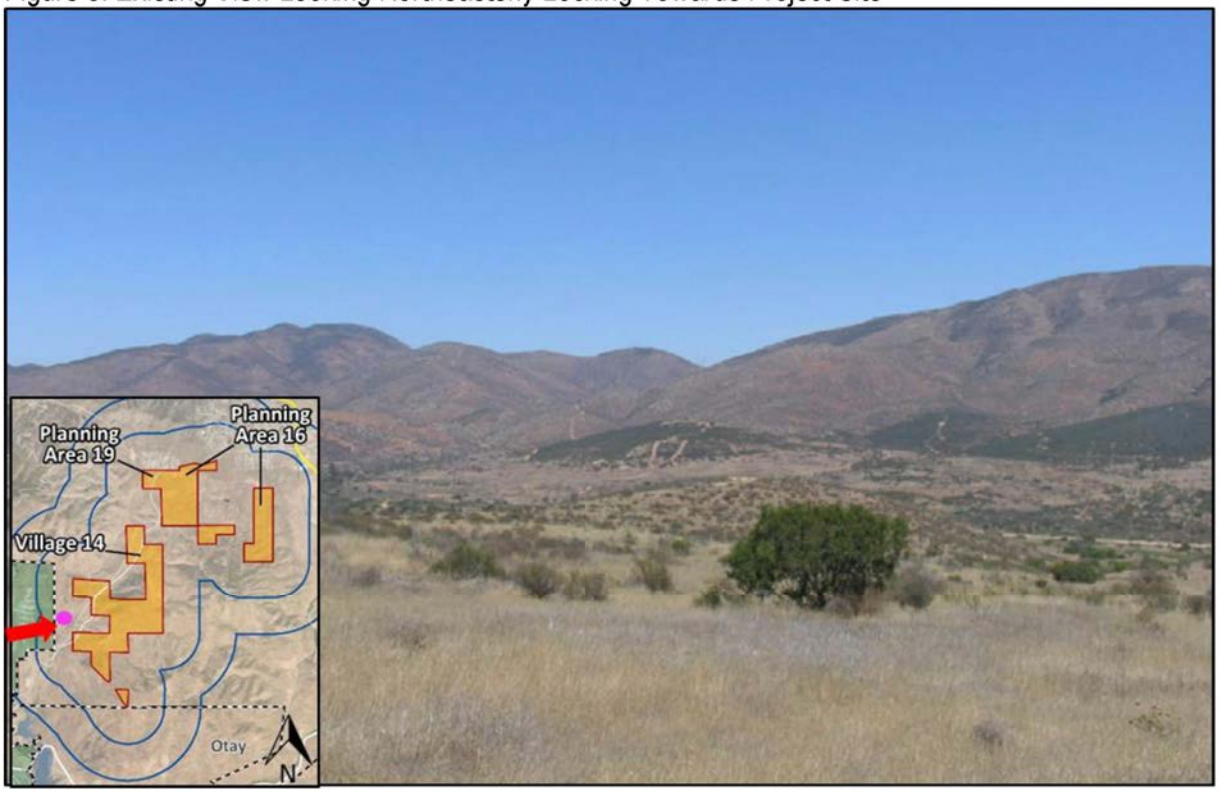
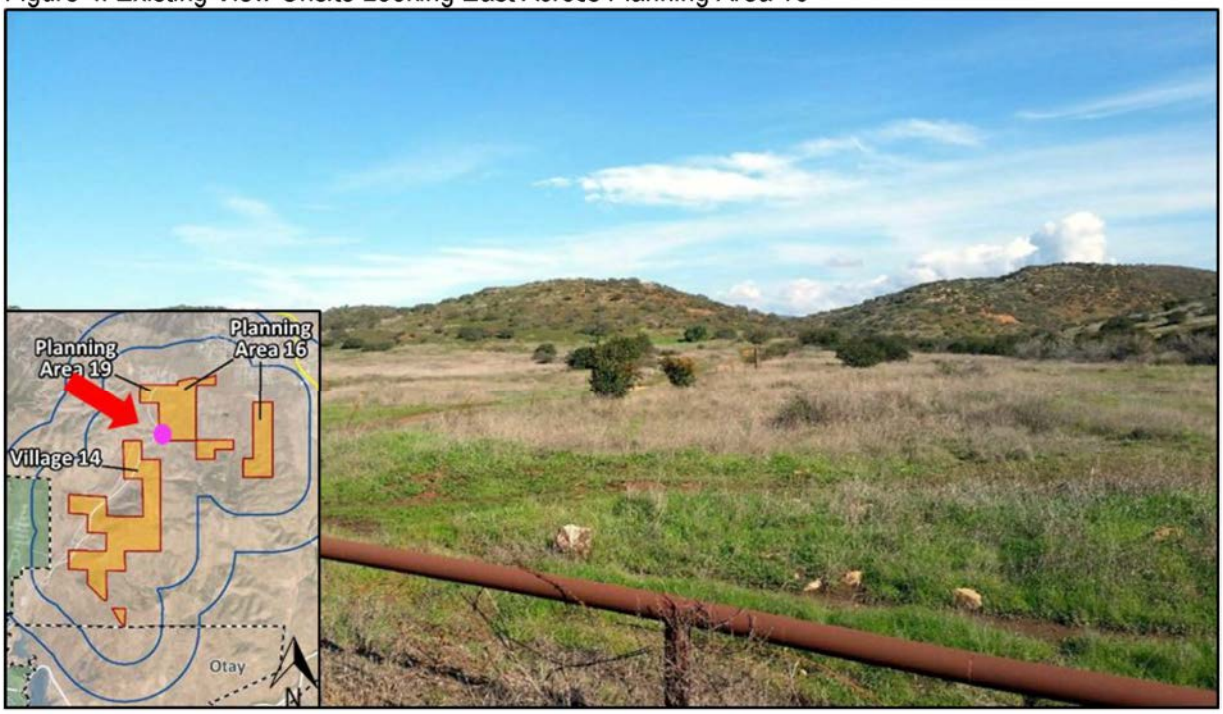


Figure 4: Existing View Onsite Looking East Across Planning Area 16



3. Project Description

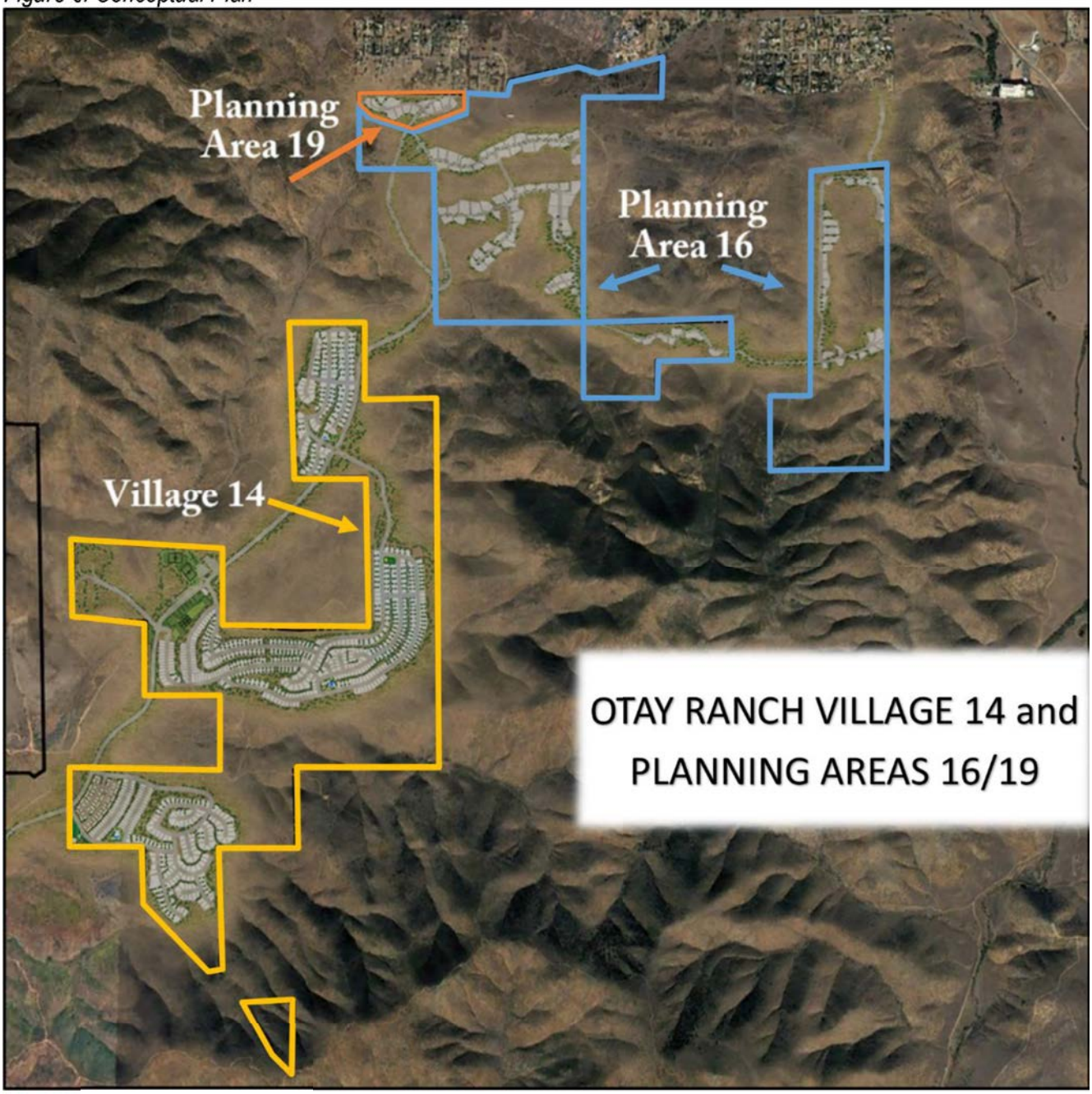
The Village 14 Specific Plan has been designed to provide a transitional village between the densities of eastern Chula Vista and the more rural communities of Jamul and Dulzura. The project proposes 1,119 residential homes, 994 of which would be in Village 14 and undeveloped preserve areas and 125 homes in Planning Areas 16/19. Specifically, the Village 14 Specific Plan includes the following:

- Up to 1,119 dwelling units:
  - 897 single-family detached dwelling units
  - 97 additional single-family detached dwelling units
  - 125 Ranchettes (2 acre average minimum lot size)
- 1.7-acre mixed use site, with up to 10,000 square feet of commercial (retail and office);
- 2.3-acre joint use site fire station/sheriff storefront;
- 9.7-acre school site;
- 11.9-acres of public and private parks;
- 4.5 miles of multi-use pathways and three miles of internal community pathways;
- 776.8-acres conveyance of open space to the Otay Ranch RMP Preserve;
- 72.4 acres of additional biological Conserved Open Space; and
- 29.7 acres of internal open space.

The changes to County planning and policy documents necessary to implement the project include:

- Amend the Otay Ranch GDP/SRP;
- Amend General Plan Land Use Element to realign minor mapping inconsistencies in the Regional Categories and Land Use Designation Maps;
- Amend General Plan Mobility Element:
  - Revisions to Table M-4 to add the following Proctor Valley Road segments:
    - Chula Vista City limits to Village 14 Core - 2.2E Light Collector (no median 2 lanes undivided) to 2.2A Light Collector (raised median 2 lanes divided)
    - Village 14 Core to Village 14 Core - 2.2E Light Collector to 2.2F Light Collector
    - Village 14 Core to Echo Valley Road - 2.2E Light Collector to 2.2E Light Collector Modified; and
- Amend General Plan Mobility Element Network Appendix:
  - Revisions to Figure M-A-8 to change the road alignment of Proctor Valley Road
  - Revisions to the "Mobility Element Network – Jamul-Dulzura Subregion Matrix" table to add the following Proctor Valley Road segments:
    - Chula Vista City limits to Village 14 Core - 2.2E Light Collector (no median 2 lanes undivided) to 2.2A Light Collector (raised median 2 lanes divided)
    - Village 14 Core to Village 14 Core - 2.2E Light Collector to 2.2E Modified Light Collector
    - Village 14 Core to Planning Area 19 - 2.2E Light Collector to 2.2F Modified Light Collector
    - Planning Area 19 to Echo Valley Road – 2.2E Light Collector to 2.2 E Modified Light Collector.

Figure 5: Conceptual Plan



a. Specific Plan

The Village 14 and Planning Areas 16/19 Specific Plan (Village 14 Specific Plan) includes a set of design guidelines, which govern building setbacks, building mass, architectural design, parks, landscape spaces, lot design, signage and lighting. Site Plans will be required in the future, prior

to issuance of building permits for each neighborhood and components of the Village Core land uses, to be consistent with the design guidelines and standards identified with the "D" designator.

b. Lot Design, Neighborhoods, and Phasing

The Village 14 Specific Plan provides four residential product types - Single Family (RR), Single Family-1 (SF-1), Single Family-2 (SF-2) & Single Family-3 (SF-3) that establishes the development criteria. The Village 14 Specific Plan identifies two Village Core areas - Village Core-1 (VC-1, Mixed Use) & Village Core (VC-2, School and Public Safety Sites) that provide flexibility in the development of the fire station/sheriff, mixed/commercial and school sites by establishing design criteria, architectural element and regulations for the type, height and scale. In addition to the development regulations, the Specific Plan identifies three open space categories - Open Space-1(OS-1, RMP/MSCP Preserve), Open Space-2 (OS-2, internal open space), Open Space-3 (OS-3, biological Conserved Open Space).

Figure 6: Specific Plan Map

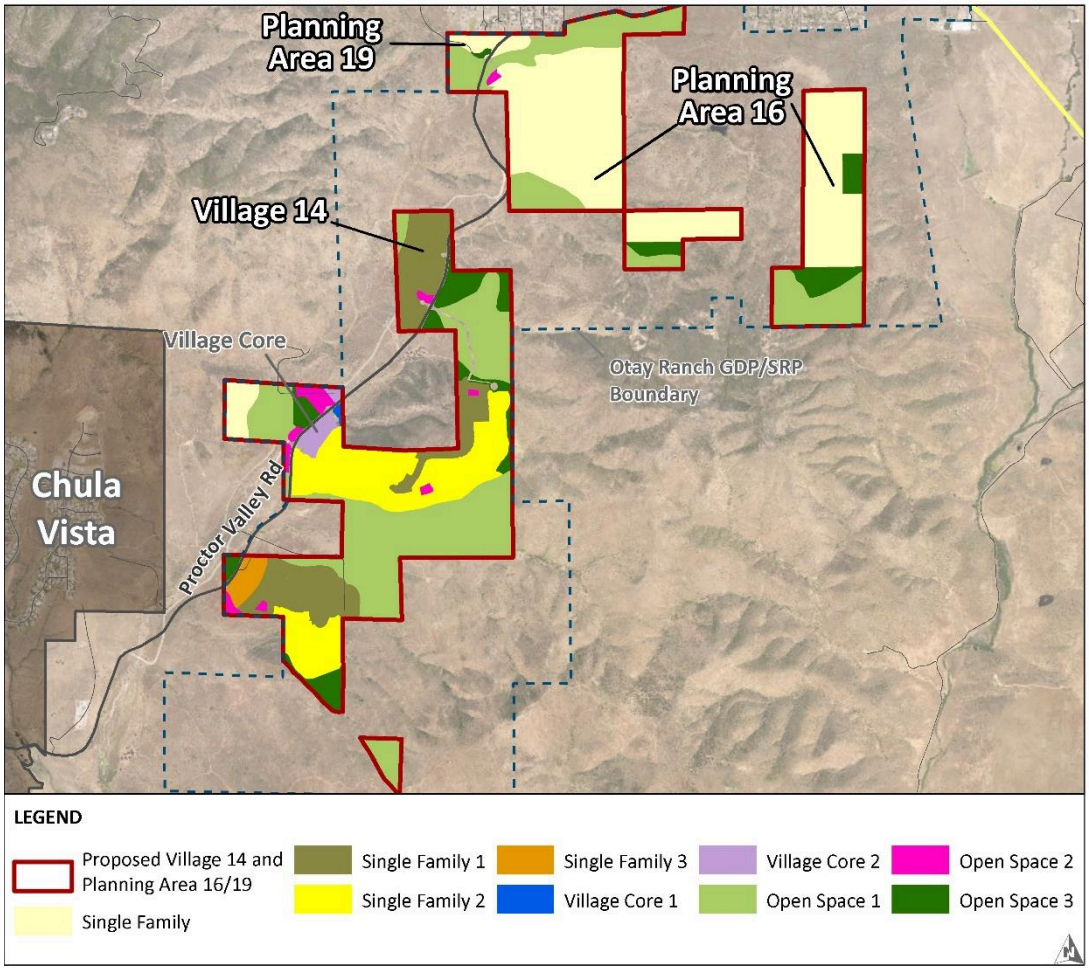
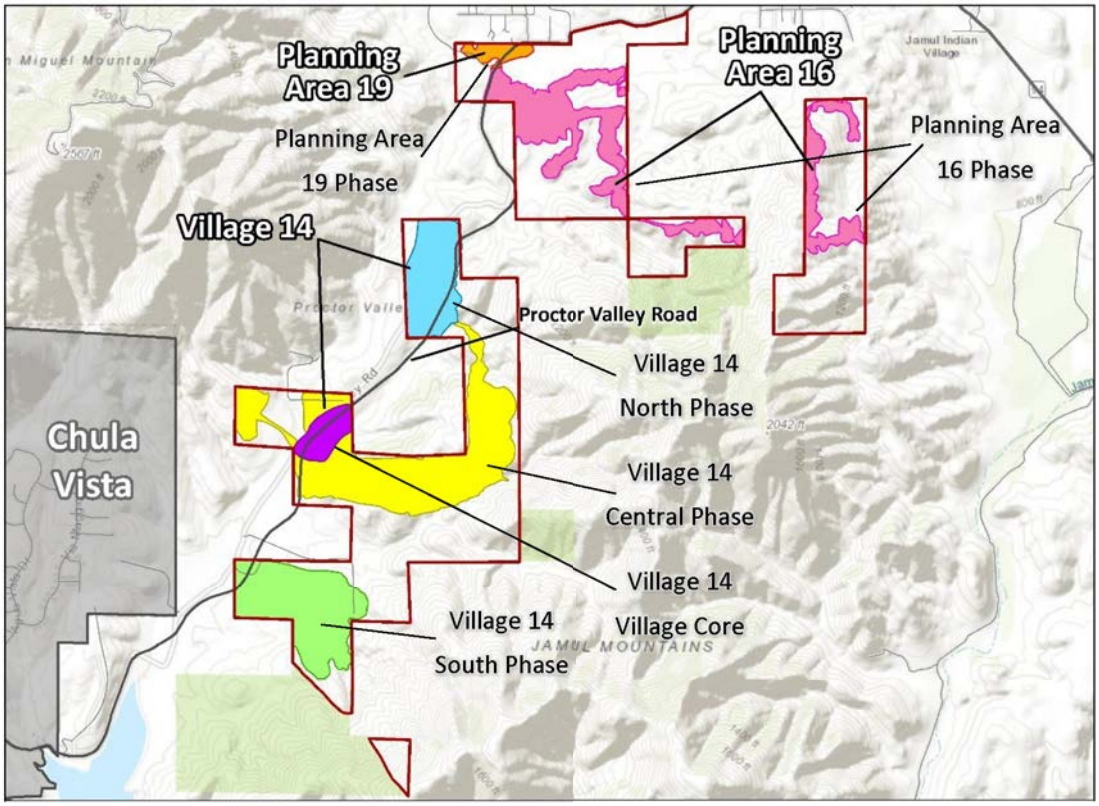


Figure 7: Phasing Plan



The Village 14 Specific Plan establishes five distinct development areas (Village 14 South, Village 14 Central, Village 14 North, Planning Area 16 and Planning Area 19), that will include several residential housing types for detached single-family homes.

The Village 14 Specific Plan anticipates that the development will take place over approximately eight to ten years in response to market demands. There is not a specific phasing sequence. However, necessary infrastructure will be constructed to support each phase. Required road improvements and storm drains will be constructed to ensure that improvements are in place as required. Water and wastewater infrastructure, along with utilities would be constructed to serve each individual phase.

The five distinct development are described below:

i. *Village Core 1 & 2*
Village Core 1 & 2 are located adjacent to each other on both sides of Proctor Valley Road within the Central Phase of Village 14. The approximately 32-acre Village Core will include a 1.7-acre mixed-use site with up to 10,000-square feet of commercial/retail space, a 9.7-acre elementary school site, a 2.3-acre public safety site, 10.9-acres of public parks and a 7.5-acre water quality basin.

Figure 8: Village Core Conceptual Site Plan



Figure 9: Village Core Simulation



ii. *Village 14 South Phase*
Village 14 South Phase includes 352 residential units, a 2.9-acre public park and one acre private park. Residential land uses composed of single family detached lots ranging in size from 4,250 square feet to 16,500 square feet and a neighborhood planned to include detached courtyard product with a density of 8 dwelling units/acre.

iii. *Village 14 Central Phase*
Village 14 Central Phase includes 435 residential units, the Village Core area and a 1.9-acre private park. It will be composed of single-family detached lots ranging in size from 5,100 square feet to 19,800 square feet and "ranchette" lots with four acre minimums. If the school site in the Village Core is not required for school purposes, an additional 97 residential units will be developed (total residential units 532).

iv. *Village 14 North Phase*
Village 14 North Phase includes 110 residential units and a 1.5-acre private park. It will be composed of single family detached lots ranging in size from 6,500 square feet to 32,300 square feet.

v. *Planning Area 16 Phase*
Planning Area 16 Phase includes 112 "ranchette" style lots and a 1.4-acre public park with minimum one or two acre and average three acre lots.

vi. *Planning Area 19 Phase*

Planning Area 19 Phase includes 13 ranchette semi-rural estate style residential lots with single-family homes on one acre average lot sizes.

c. Grading

On-site grading will take place in five phases. A preliminary Grading Plan has been prepared for the project. The project would require on-site grading and improvements of approximately 600 acres (44%) of the site. Overall grading is estimated at 8.9 million cubic yards (CY) of balanced cut and fill soil. Grading for individual phases will balanced within each phase; it is not anticipated that grading for individual phases will require temporarily stockpiling of material for future phases.

Blasting and rock crushing is anticipated. Rock crushing equipment will process 2,000 to 2,500 cubic yards of material per day. A maximum daily output of approximately 5,000 tons per day was assumed as a conservative estimate.

d. Facilities and Services

The project has demonstrated that all necessary services and facilities will be provided to serve the project as required by the General Plan and Board of Supervisors Policy I-84 (Project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services). The applicant is responsible for funding all the necessary services and facilities to serve the project.

i. Water Service

The Otay Water District (OWD) is the water provider for the project. The total projected potable water demand for the project is 0.80 million gallons per day (mgd) or 800,000 gpd. On January 3, 2018, the OWD Board certified the Water Supply Assessment and Verification Report (WSA&V) for the project indicating its ability to provide potable water service to the project. The WSA&V demonstrates and documents that sufficient water supplies are planned for and are intended to be available over a 20-year planning horizon, under normal conditions and in single and multiple dry years to meet the projected demand of the proposed Village 14 Specific Plan and the existing and other planned development projects to be served by the OWD.

Recycled Water

The entire watershed of the Village 14 Specific Plan is a tributary to the Upper and Lower Otay Reservoirs. To protect the water quality of the Lower Otay Reservoir, a drinking water reservoir for the City of San Diego (San Diego), OWD's revised 2015 Urban Water Management Plan anticipated that the project will not use recycled water. Since San Diego has requested all projects to not use recycled water due to concern about runoff entering reservoirs and increasing nutrients and salinity, the project may only use potable water.

ii. Sewer Service

Currently, there are no wastewater facilities on the project site. The Village 14 Specific Plan is not currently within the boundary of a wastewater service district and will be required to annex into the San Diego County Sanitation District (SDCSD). Sewer capacity for the project will be provided by the SDCSD using the City of Chula Vista's wastewater transportation system to convey flows through the Salt Creek Interceptor, pursuant to the existing agreement between the City and the County.

The Salt Creek Interceptor, located west of the project area, will serve as the primary sewerage connection to provide sewer service to the project. This Interceptor line, owned and operated by the City of Chula Vista, will serve this project, pursuant to the Sewage Transportation Agreement for the Salt Creek Sewer Interceptor executed by the SDCSD and the City of Chula Vista on July 1, 2016. The major sewer trunk lines will be installed in phases along with the construction of Proctor Valley Road. The average sewage generation for the Project is estimated to be approximately 0.28 million gallons per day (mgd) or 275,536 gpd.

iii. Fire and Medical Service

The project is located within the San Diego County Fire Authority (SDCFA), County Service Area 135 (CSA 135) and fire and emergency medical services will be provided by the SDCFA. The SDCFA has provided a Project Facility Availability Form indicating that the project is located within CSA 135 and fire and emergency services will be adequate to serve the project.

The project will be required to construct an on-site fire station (2.3 acres) to meet the County's General Plan travel time requirements of five minutes for Village 14 and 10 minutes for Planning Areas 16/19. A Fire Protection Plan (FPP) was approved by SDCFA. The FPP provides details on the locations and widths of fuel management zones, road widths, secondary access, water supply, landscaping, and educational programs, all which will comply with the County Consolidated Fire Code. The Project Applicant has been negotiating a Fire Service Agreement with the SDCFA, which provides details regarding timing, funding, staffing, equipment and construction of the fire station. The project will be conditioned to complete an agreement prior to obtaining a final map.

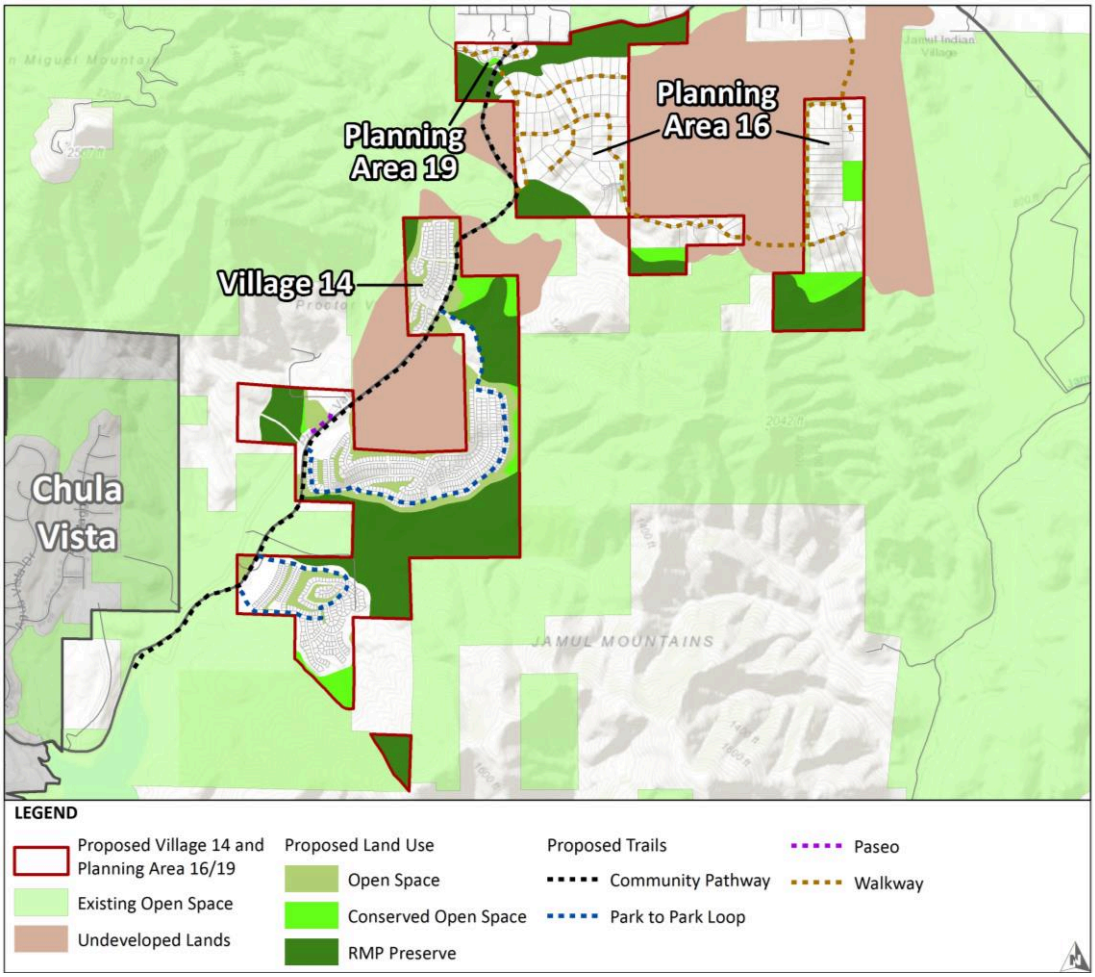
iv. Parks and Trails

The Parkland Dedication Ordinance (PLDO) (County Code Section 810.101 et seq.) requires a total of 10-acres of parkland based on the number of dwelling units proposed by the project. The PLDO provides credit for private parks at a 2:1 ratio and allows private park credit to constitute up to 50% of the required PLDO acreage. The project will provide a total of 24.7-acres (gross) of parks (11.9-acres eligible for PLDO credit), and exceeds the Projects PLDO obligation by 1.9-acres.

The public and private recreation facilities included in the various phases will provide active indoor and outdoor amenities that may include swimming pools, BBQ areas, tot lots, dog parks, active fields, play areas and informal gathering areas. These private park facilities will be privately operated and maintained and the public park facilities will be operated and maintained by the County Department of Parks and Recreation.

The project is also subject to the County Community Trails Master Plan (CTMP), which identifies a pathway along Proctor Valley Road (Jamul-Dulzura #52) and community trail (Jamul-Dulzura #49, #53, #56, #59, #70, #71 and #96) connections. The project includes an interconnected network of sidewalks and pathways that total approximately 7.5 miles. Overall, the project's system will include approximately 4.5 miles of multi-use pathway along Proctor Valley Road and approximately three miles of "park to park" sidewalks, which are primarily used to connect the Village Core with the southern and northern neighborhoods, school site, and public parks.

Figure 10: Parks and Trails Map



v. Law Enforcement Service

Law enforcement services will be provided by the San Diego County Sheriff's Department from the Rancho San Diego Substation, approximately 9 to 10 miles northeast of the project site, until the joint use fire station and sheriff's storefront is constructed in the Village Core. The Sheriff's Department has reviewed the Village 14 Specific Plan and identified a need for one additional sworn personnel and Sheriff storefront (500 square feet) that will be incorporated into the on-site fire station.

vi. Schools

The project site is located within four public school districts. The project's northern portion of the project (PA16 and PA19), all the Village 14 North Phase and a portion of the Village 14 Central Phase development area are located within the Jamul/Dulzura Union School District (JDUSD) and Grossmont Union High School (GUHSD). The remaining Village 14 South and remaining portions of Village 14 Central Phase are located within the Chula Vista Elementary School District (CVESD) and Sweetwater Union High School District (SUHSD).

Project Facility Availability Forms have been provided by JDUSD, GUHSD, CVESD, and SUHSD. In addition, the project has reserved a 9.7-acre site for a school within the CVESD boundaries. If students do not attend the school located within the project, the project's future students who live in the CVESD boundary will be directed to the closet elementary school that has capacity at the time of student registration. The future students in PA 16 and 19 will attend JDUSD schools at the time of student registration.

If the school site is not developed with a school, the area will revert to the underlying residential use and a maximum of 97 residential dwelling units may be allocated to the 9.7-acre school site for a maximum of 1,119 dwelling units.

The project is estimated to generate approximately 460 elementary school students (CVESD-409/JDUSD-51), 136 middle school students (SUHSD-121/JDUSD-15), and 246 high school students (SUHSD-228/GUHSD-18).

Payment of school fees constitutes full and complete mitigation of the project's impacts on school facilities.

4. General Plan Amendments

The project is consistent with the density allowed under the General Plan. The project includes the following proposed amendments:

a. Regional Category Amendment

The project site is currently subject to the Rural and Semi-Rural Regional Categories. The proposed GPA will amend the Regional Category Map to correct mapping errors and realign minor inconsistent rural boundaries to change the parcel designations from the Semi-Rural Regional Category to the Rural Regional Category. The proposed Regional Category will be adjusted to be configured within the current parcel configuration.

b. Mobility Element Amendment

The project also includes an amendment to the Mobility Element of the General Plan by changing the classification of a segment of Proctor Valley Road; to reclassify Proctor Valley Road from a four-lane major road to a two-lane collector [consistent within the proposed modification to the Mobility Element]; and an amendment to Table M-4 to add this two-lane reclassification of Proctor Valley Road between the City of Chula Vista and Central Phase of the Village 14 Specific Plan (See Attachment H).

c. Land Use Designation Amendment

The project is also proposing a GPA to make minor corrections to the boundaries of the "Specific Plan Area" to adjust the Land Use Designation to the current parcel configuration.

5. Otay Ranch GDP/SRP (GDP/SRP) Amendments

The GDP/SRP is an integrated land use policy document that establishes areas intended for development and resource conservation within Otay Ranch, consistent with planning requirements for both the County and the City of Chula Vista (City).

Since approval of the Otay Ranch GDP/SRP, other entities have acquired lands for conservation purposes within the unincorporated County, reducing the number of residential units available within the County. Portions of Village 14 were acquired by USFWS and CDFW, and portions of Planning Area 16 were acquired by CDFW, removing approximately 800 residential units, and the entire Village 15 was acquired removing 483 residential units.

Under the GDP/SRP Land Use Designations, the Village 14 and Planning Areas 16/19 could potentially support a total of 2,123 single-family detached dwelling units, 2.9 acres of commercial uses, a 10-acre school site, and 12.5 acres of parklands. As a result of third part acquisition, 1,278 acres remain for development, 2.9 acres of commercial uses, a 10-acre school site, and 12.5 acres

of parklands. With less land, only 1,119 units with 10,000 square feet of commercial space is proposed.

The project will amend the text of the GDP/SRP to reflect the proposed Specific Plan land uses, densities, delete references to golf course/equestrian uses, and reduce the commercial and circulation acreages. The circulation components will amend the text of the GDP/SRP to reclassify Proctor Valley Road segments to 2.2A Light Collector, 2 2.2F Light Collector, and 2.2E Light Collector Modified (See Attachment H) and allow for two revisions to Proctor Valley Road alignments that will: 1) avoid sensitive habitats within the south segment, and 2) eliminate the easterly alignment through PA 16 to SR-94. These amendments will enable the project to be consistent with the County General Plan Mobility Element and Jamul/Dulzura Subregional Plan.

6. Zone Reclassification

A Zone Reclassification is required to correct a mapping inconsistency in the Zoning Use Regulations. The Zone Reclassification will change General Agriculture (A72) and Open Space (S80) to Specific Plan Area (S88).

The Zone Reclassification will change the existing development regulations for the project, including the minimum lot size, maximum number of stories (height), and Special Area Regulations. All development within the Specific Plan will be regulated through the application of the "D" Special Area Designator, which requires a detailed Site Plan to be submitted for approval.

7. Tentative Map

The project includes a Tentative Map application for the subdivision of the project into 906 single family residential lots, one detached courtyard residential lot, one mixed-use lot, 20 preserve open space lots, 25 public and private pocket park lots, 62 open space lots, a school site, and a public safety lot. The lots created by the Tentative Map will require additional discretionary permits to be developed in accordance with the Specific Plan. Improvement of lots will require subsequent Site Plans to develop the site in accordance with the Specific Plan. The Tentative Map also includes a preliminary grading plan, which specifies rough grading quantities and drainage facilities that serve the entire project. Design waivers are required to modify the street standards for the Tentative Map and are fully described later in the report.

C. ANALYSIS AND DISCUSSION

1. Planning and Development Analysis

a. Specific Plan – Conceptual Design & Development

The County's General Plan and GDP/SRP are based on a vision to promote healthy and livable communities that protect natural resources for future generations. The vision is supported by interrelated principles that provide the supportive framework for the goals and policies that

implement the vision. Specific Plans must include text and diagrams that provide standards and criteria by which development will proceed, including any subjects which in the judgment of the planning agency are necessary or desirable for project implementation.

County staff analyzed the design components of the project related to the General Plan and GDP/SRP visions, including the mix of uses, inclusion of amenities, recreational opportunities, such as parks and trails, walkability, bike trails, as well as accessibility, resource protection, and the overall sustainable composition of the project.

As detailed in the EIR, development to the west is single-family residential (Chula Vista) and to the northeast is rural residential (Jamul) that allows the project to provide a "transitional" development as envisioned by the Otay Ranch project. The Village 14 Specific Plan is located nearby to cities such as Chula Vista, Lemon Grove and National City, considered to be "bedroom" communities supporting both the emerging employment areas of Chula Vista (such as the proposed University Site, Eastlake Business Park, Otay Ranch Regional Technology Park Eastern Urban Center in Chula Vista), and Otay Mesa industrial/cross border commerce. There are large-lot Ranchette style neighborhoods to the northeast of the project site in the Jamul/Dulzura communities, which is consistent with that area.

In terms of existing employment growth, SANDAG estimates that employment within the South County Metropolitan Subregional Plan area is 102,808 jobs, with an estimated 83% percent increase in employment within this Subregion between 2012 and 2050. The South County Metropolitan Subregional Plan area is forecasted to grow at a faster rate than both the County unincorporated areas and the entire County (incorporated and unincorporated).

The project is located approximately three miles to the east of SR-125, eight miles to the east of I-805, and 12 miles to the east of I-5. SR-94 is located approximately one mile to the north of the northernmost portion of the project. These regional highway connections provide access to existing job centers in the City of San Diego and City of Chula Vista. Commuting options for residents of the project are available through the City of Chula Vista - East H Street to SR-125, park n ride areas along I-805, and the San Diego Metropolitan Transit bus rapid program to central and north county employment centers within the City of Chula Vista. The mix of uses proposed within the Specific Plan also includes multiple recreational amenities including approximately 12-acres of parks (public/private/pocket), 12 miles of multi-use trails, and community recreation facilities.

The project provides a mix of land uses, including residential, commercial, educational, and parks, reducing the need to travel outside of the project.

Based on staff analysis, the project's land use strategy consists of land use diversity (mixed-use) and supporting design features that encourage residents/employees to walk, bike or ride within the project.

Figure 11: Jobs

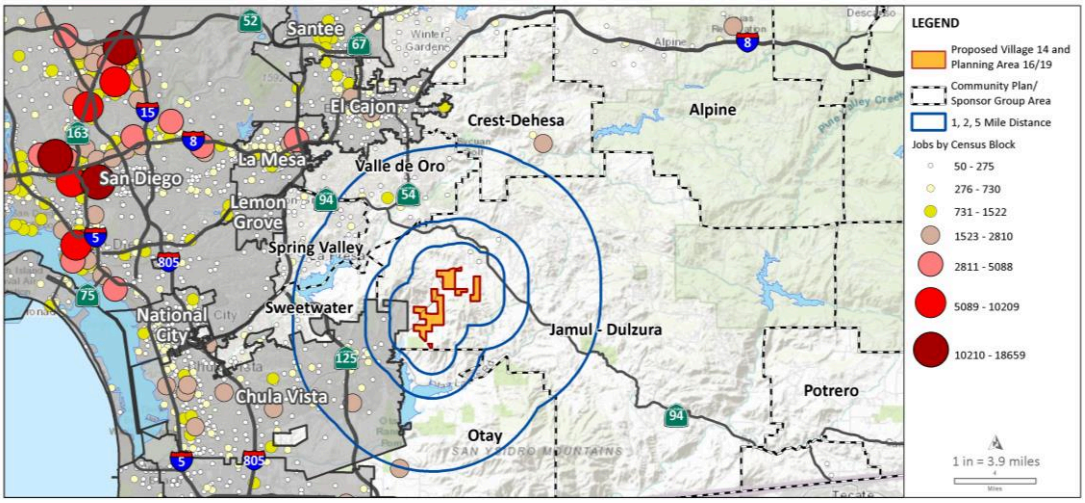
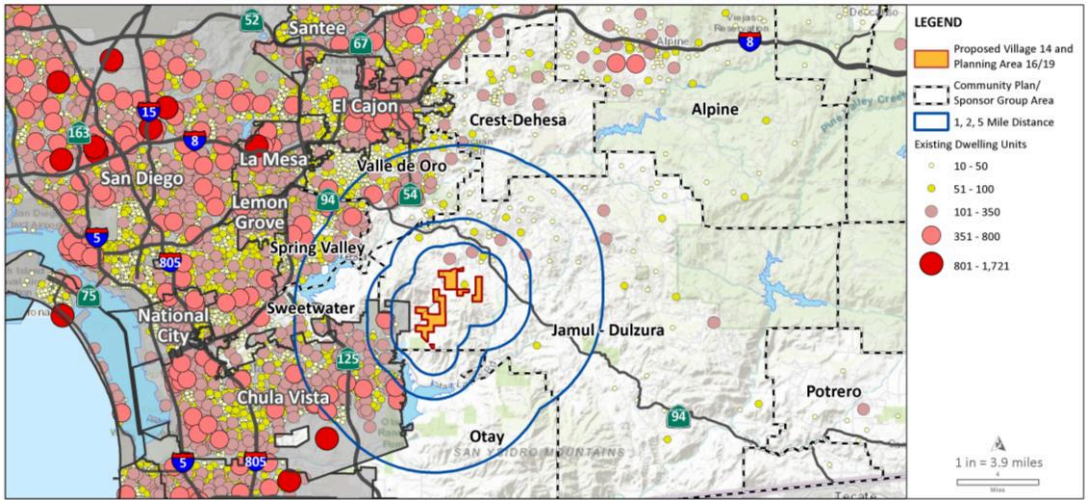


Figure 12: Housing



b. General Plan Amendment

The County can amend the General Plan pursuant to State Law (Government Code Section 65350). The General Plan (Chapter 1 - Implementing and Amending the Plan) establishes the methods and findings for amending the General Plan. The General Plan specifically states that, "the General Plan is intended to be a dynamic document and must be periodically updated to respond to changing community needs."

i. General Plan Conformance

The Village 14 Specific Plan was reviewed to ensure that the proposed General Plan Amendment is in the public interest and will not be detrimental to public health, safety, and welfare. Staff reviewed the 473 goals and policies in the General Plan to determine those

that were applicable to the project and determined them to be consistent, except where text revisions have been proposed (Mobility Element and Otay Ranch GDP/SRP). Staff reviewed all the public comments received regarding the Village 14 Specific Plan's consistency with the General Plan.

ii. GDP/SRP and Jamul/Dulzura Subregional Plan Conformance

The Jamul/Dulzura Subregional Plan (JDSP) implements the principles of the County General Plan Land Use Element and guides new development into those areas of the County where urbanization will be least costly, conserves future options for development and helps meet the housing needs of County residents. The JDSP identifies the Otay Ranch project as a "Specific Planning Area" within its boundary. With the changes proposed to the Otay GDP/SRP, the Specific Plan will be consistent.

c. Zoning Ordinance Consistency

The surrounding lands are generally designated Rural Residential (RR), Open Space (S80), General Agricultural (A72) and Specific Plan Area (S88).

The Zone Reclassification will change the existing Zoning Use Regulations for the entire project to S88 Use Regulations.

Table 1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Description
North	Semi-Rural Residential (one dwelling unit per acre) and (S88) Specific Plan	RR, S88	Single-Family Residential and Specific Plan
South	(S88) Specific Plan and (S80) Open Space	A72, S80, S88	General Agricultural; Specific Plan and Open Space
East	(S88) Specific Plan and (S80) Open Space	A72, S80, S88	General Agricultural; Specific Plan and Open Space
West	(S88) Specific Plan and (S80) Open Space	A72, S80, S88	General Agricultural; Specific Plan and Open Space

2. Project Issues

a. Proctor Valley Parcels 1, 2, & 3 – Incidental Take Authorization

Otay Ranch Village 14 and Planning Areas 16/19 are currently undeveloped. The Otay Ranch RMP established the boundaries of the 11,375-acre Otay Ranch RMP Preserve—a fully funded, managed Preserve system that mitigates impacts to biological resources within Otay Ranch. The

Otay Ranch RMP Preserve is assembled as development occurs in Otay Ranch through the dedication of 1.188 acres of Otay Ranch RMP Preserve for every one acre of applicable development. Approval of this project will contribute to the Preserve.

At the time the 1993 GDP/SRP was approved, a single owner, the Baldwin Company, owned the entire Otay Ranch, which allowed the GDP/SRP to include substantial conservation efforts by designing a plan to create an 11,375 acre preserve to mitigate for the development of all the Villages. The 11,375 acre preserve was later incorporated into the County's MSCP Sub Area Plan (page 3-15). Development within the South County is subject to MSCP, the MSCP Subarea Plan, and the Implementing Agreement (IA), which implement the County's incidental take permits issued, or the authority to cause harm to protected species covered by MSCP for lawful acts, e.g., land development, and not be in violation of federal and state Endangered Species Acts. Most of the proposed project lies within the County's MSCP Subarea Plan, however, the County's Multiple Species Conservation Program (MSCP) does not extend incidental take authority to three sites referred to as Proctor Valley (PV) 1, 2, and 3. On this, the County and the U.S. Fish & Wildlife Agency (USFWS) and the California Department of Fish & Wildlife (CDFW) (collectively the Wildlife Agencies) all agree.

The areas identified as PV1-3 make up approximately 198 acres of Otay Ranch, and were originally designated for low density residential in the cases of PV 1-2 and medium density for PV-3 under the GDP/SRP. Where there has been disagreement between the County and the Wildlife Agencies is whether PV1, PV2, and PV3 are considered preserve area. At the time of GDP/SRP approval, the Wildlife Agencies expressed a desire that the Baldwin Company, concentrate future development in Chula Vista, and maximize preserved lands in the unincorporated county. While there were several letters between the Wildlife Agencies and the Baldwin Company to memorialize that desire, no agreements were finalized or executed. When MSCP came forward for adoption by the Board of Supervisors on October 22, 1997, the areas known as PV1, PV2 and PV3 were designated as "Otay Ranch Areas Where No 'Take Permits' Will Be Issued" and were not designated as preserve.

The County did not agree in the MSCP Subarea Plan to comply with any of the proposals in the Baldwin letters as a condition of requesting incidental take authority.

When the MSCP Implementing Agreement (IA) was adopted in 1998, subsection (A)(2) of Section 10.5 required mitigation to complete the segments of the Subarea Plan and stated: "Protection of areas identified as preserved in the boundaries of the Otay Ranch project including approximately 11,375 acres and an additional 1,166 acres of limited development area. Additional lands associated with agreements, as outlined in the letter attached to the South County Segment from the Baldwin Company Dated November 10, 1995, will be included if the agreements are reached." This IA provision provided a mechanism to add PV1-3 as additional conserved lands to the 11,375-acre Otay Ranch preserve if the owner of Village 14 and Wildlife Agencies reached an agreement. To date, no such agreement has been reached.

CDFW asserts that the language on page 1-3 of the MSCP Subarea Plan that states: "…areas in dark green indicate the areas that are shown as development on the Otay Ranch Plan, but which will be placed in open space to conform with the MSCP," means that these areas are to be preserved.

After review of the MSCP documents and the history of the Otay Ranch, there is no clear requirement that PV 1-3 must be in preserve. Circumstances have changed since the MSCP was adopted, and no agreement between the Wildlife Agencies and any property owner of Village 14 ever materialized. Therefore the County has processed the project application and applied the Biological Mitigation Ordinance (BMO) findings to find consistency with MSCP to include PV 1-3 as developable land under the Otay Ranch GDP/SRP.

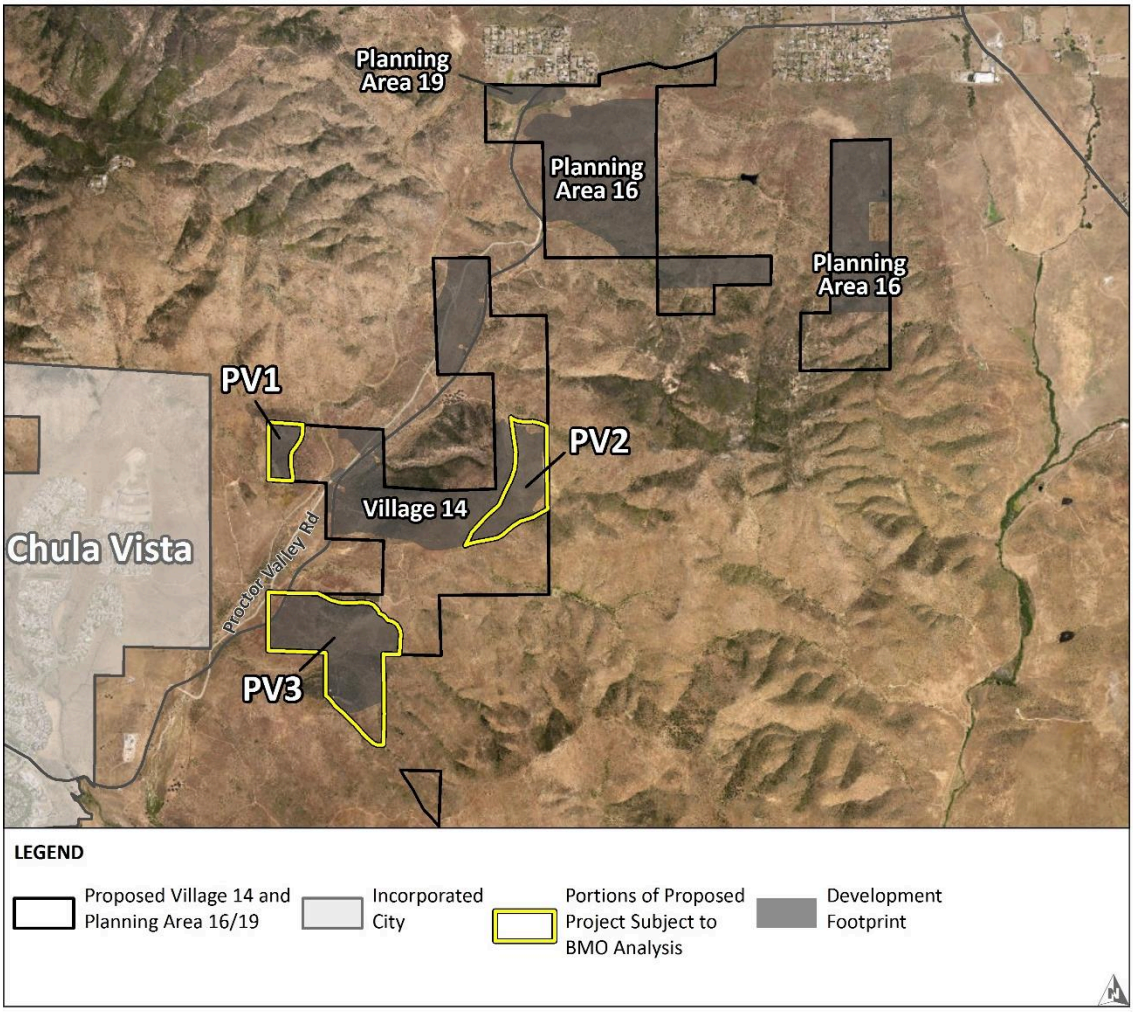
The project areas for which the County has already received incidental take authority through the MSCP do not require additional analysis or findings under that program. Because PV1, PV2, and PV3 require incidental take authority, they are not exempt from the BMO, and the Board must determine, at a minimum, that development in PV1, PV2, and PV3 is consistent with the BMO. The BMO Analysis and Findings are provided as part of the CEQA process. Additionally, the potential environmental impacts resulting from the development of PV1, PV2 and/or PV3 are addressed throughout the EIR. As part of the BMO analysis, additional mitigation is required exceeding the 1:1.188 conveyance requirement under the RMP.

As of the date of the preparation of this report, there has been no agreement with the Wildlife Agencies on the County's analysis regarding preserve area. Accordingly, the project has been conditioned to either obtain incidental take through an agreement with the Wildlife Agencies through the County's MSCP Subarea Plan and the County's existing Section 10(a) Permit, or to seek their own incidental take authority from the Wildlife Agencies through a separate permitting process.

The USFWS supports this approach after reviewing the draft condition that requires incidental take authority to be obtained for PV1, PV2 and PV3.

The CDFW has concerns with this approach, and the County is working with CDFW towards resolution of their concerns. In addition, PDS staff is currently in discussions with both Wildlife Agencies to determine the best method for extending incidental take authority to these areas.

Figure 13: Proctor Valley Parcels (PV1, PV2 and PV3)



Wildlife Surveys and Habitat Assessments

Biological resources on the Project Site were evaluated through assessment of existing vegetation communities, plant species, and wildlife species. Biological surveys were conducted from 2014 to 2017 and included vegetation mapping, a jurisdictional delineation, habitat assessments, and wildlife crossing and culvert review.

Project biologists conducted focused surveys and/or habitat assessments for the sensitive biological resources. Where required, focused surveys followed protocol requirements. The table below summarizes the surveys and habitat assessments conducted for sensitive wildlife species. Incidental detections of wildlife species, either through sight, calls, tracks, scat, or other signs, were also recorded.

Table 2: Wildlife Surveys and Habitat Assessments

Species	Surveys and/or Habitat Assessments
Quino checkerspot butterfly (*Euphydryas editha quino*)	Habitat assessment Larval host plant survey Protocol surveys
Hermes copper butterfly (*Lycaena hermes*)	Habitat assessment Protocol surveys
Coastal California gnatcatcher (*Polioptila californica californica*)	Protocol surveys
Burrowing owl (*Athene cunicularia*)	Habitat assessment Four-pass protocol survey
Golden eagle *(Aquila chrysaetos)*	Habitat assessment Nest survey
Arroyo toad (*Anaxyrus californicus*)	Habitat assessment
Western spadefoot *(Spea hammondii)*	Focused surveys
Branchiopods (i.e. San Diego fairy shrimp)	Habitat assessment Protocol wet and dry season surveys

Wildlife surveys recorded a total of 156 species observed in the project area. Of the total species observed, 28 (18%) of these are considered special status (12 of which are MSCP Covered Species). Wildlife surveys recorded 28 special-status wildlife species, including two federally and state listed species: coastal California gnatcatcher and San Diego fairy shrimp. An additional 23 special status wildlife species have potential to occur on site, including the Quino checker butterfly. Species observed within the project were recorded during focused surveys, habitat assessments, vegetation mapping, and sensitive plant surveys.

Vegetation and Plant Surveys

The project area is dominated by chaparral and sage scrub, with some grassland. Various wetland communities also occur in the project area. Disturbed habitat within the project area is mainly associated with the prior grazing activities that ceased in 1999.

Flora focused surveys recorded a total of 352 vascular plant species, consisting of 254 native species (72%) and 98 non-native species (28%), were noted within the project. Of the total species observed, 22 of these species are considered special status (nine of which are MSCP Covered Species). In addition, although spreading navarretia was not observed during surveys, USFWS designated critical habitat for spreading navarretia exists within a portion of the project area. Focused rare plant surveys recorded 22 special-status plants (including the state and federally listed Otay Tarplant); three additional rare plants list have potential to occur on site.

Potential Impacts to Biological Resources

Based upon the surveys conducted for the Otay Ranch Village 14 and Planning Areas 16/19 project, the project will result in potential impacts to vegetation communities, special-status plants, and wildlife species and their habitats as summarized in the table below.

Table 3: Summary of Potential Significant Impacts

Vegetation Communities	Special Status Plants	Wildlife Species and Habitats
Cismontane alkali marsh Coastal and valley freshwater marsh Open Water Mulefat scrub Southern willow scrub Unvegetated channel Granitic chamise chaparral Granitic southern mixed chaparral Diegan coastal sage scrub Diegan coastal sage scrub – *Baccharis*-dominated Non-native grassland.	San Diego goldenstar (*Bloomeria clevelandii*) Orcutt's brodiaea (*Brodiaea orcuttii*) Delicate clarkia (*Clarkia delicata*) Otay tarplant (*Deinandra conjugens)* Variegated dudleya (*Dudleya variegata)* Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*) San Diego barrel cactus (*Ferocactus viridescens)* San Diego marsh-elder (*Iva hayesiana*) Munz's sage (*Salvia munzii*) San Diego sagewort (*Artemisia palmeri)* Palmer's grapplinghook (*Harpagonella palmeri*) Graceful tarplant (*Holocarpha virgata* ssp. *elongata*) Southwestern spiny rush (*Juncus acutus* ssp. *leopoldii*) Golden-rayed pentachaeta (*Pentachaeta aurea* ssp. *aurea*) Ashy spike-moss (*Selaginella cinerascens*) San Diego County needle grass (*Stipa [=Achnatherum] diegoensis* San Diego County viguiera (*Viguiera laciniata*).	Quino checkerspot butterfly habitat Hermes copper butterfly habitat Golden eagle habitat Orangethroat whiptail Cooper's hawk Burrowing owl Ferruginous hawk Wandering skipper Southern California rufous-crowned sparrow Coastal California Gnatcatcher Northern harrier Blainville's horned lizard American badger California legless lizard San Diego banded gecko Coronado skink Coast patch-nosed snake Bell's sage sparrow Western spadefoot Grasshopper sparrow Loggerhead shrike Pallid bat Dulzura pocket mouse Northwestern San Diego pocket mouse Western mastiff bat Western red bat California leaf-nosed bat Pocketed free-tailed bat Big free-tailed bat Alkali skipper San Diego black-tailed jackrabbit San Diego desert woodrat San Diegan tiger whiptail Red diamond rattlesnake

Mitigation

To mitigate for impacts of the project on biological resources, the following mitigation measures, as further detailed in the EIR, will become conditions of approval:

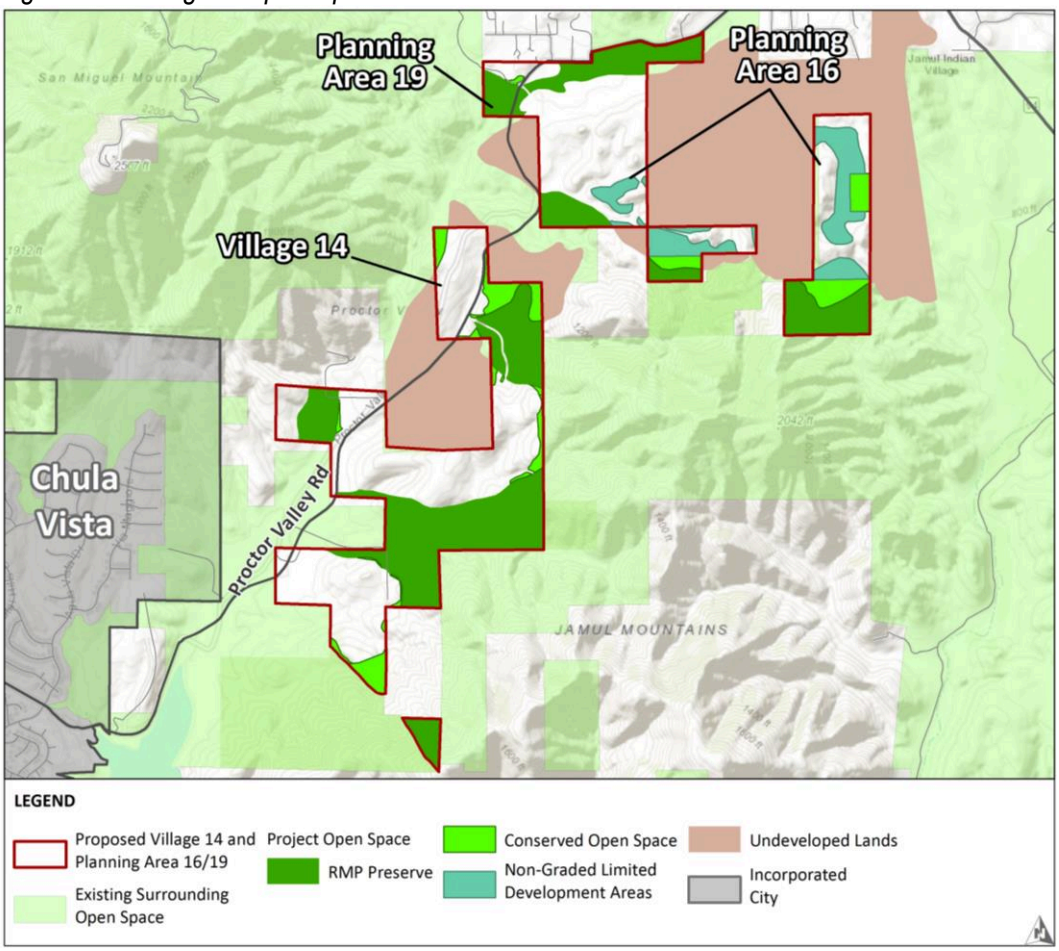
i. Habitat conveyance and preservation: The applicant shall convey a total of 776.8 acres, 426.7 acres of which is anticipated to be conveyed within the project boundaries of Otay Ranch Village 14 and Planning Areas 16/19. The remaining 350.1 acres of conveyance will be met through off-site acquisitions within the Otay Ranch RMP, which will then be conveyed to the Otay Ranch RMP Preserve. The actual conveyance will be based on the 1.188 mitigation ratio and will be determined prior to Final Map recordation. In addition to the Preserve conveyance, 72.4 acres of biological Conserved Open Space shall be preserved on site.
ii. Limited Building Zones (LBZ): LBZs within PA16 residential lots will be subject to an open space easement.
iii. Open Space Fencing and Signage: The perimeter of the onsite open space will be fenced and contain signage to prevent trespass into these areas.
iv. Invasive Species Prohibition: The County shall require that all final landscape plans shall not have invasive species.
v. Translocation/Restoration Plans: The County pursuant to the recently adopted RMP2 will require the translocation and/or restoration of sensitive species and plants.
vi. Restoration of onsite temporary impacts to sensitive upland and jurisdictional aquatic resources. Prior to grading the project, a Conceptual Upland and Wetlands Restoration Plan for impacts within the County shall be submitted to and receive approval from PDS and the Department of Parks and Recreation.
vii. Prior to grading, a separate Conceptual Upland and Wetlands Restoration Plan shall be prepared and submitted to the City of San Diego or City of Chula Vista (or her/his designee) and CDFW for their approval. If mitigation for permanent impacts is proposed to occur within the project Area or within the additional off-site areas needed for conveyance, then a Wetlands Mitigation and Monitoring Plan shall be prepared. The final determination will be made during the permitting process with the Wildlife Agencies.
viii. Control of Invasive Species: Weed control treatments shall be applied with the goal of controlling populations before they start producing seeds.
ix. Biological Monitoring: A biological monitor will be present during all grading activities to ensure inadvertent impacts to onsite wetlands do not occur and will provide a final biological report to ensure that biological monitoring occurred.
x. Lighting Plan: All artificial outdoor light fixtures shall be installed so they are directed from open space and shielded.
xi. Breeding Season Avoidance: Removal of habitat that supports active nests shall occur outside of the nesting season for raptors and/or migratory birds (January 15th through August 31st).

xii. Prior to the issuance of all land development permits for areas with salvageable sensitive biological resources, including San Diego goldenstar, variegated dudleya, San Diego barrel cactus, San Diego marsh-elder, and Robinson's pepper grass (including plant materials and soils/seed bank), the Village 14 Specific Plan applicant or its designee shall prepare a Biological Resource and Restoration Salvage Plan.

xiii. Fire Protection Plan: To minimize the potential exposure of the project to fire hazards, all features of the fire protection plan shall be implemented in conjunction with development of the project.

With the implementation of the mitigation detailed above, the Village 14 Specific Plan will have a less than significant impact on biological resources.

Figure 14: Biological Open Space



b. Mobility - Streets, Roads, and Circulation

The County received public comments regarding the proposed transportation and traffic plan for the project, including the proposal to use, realign and improve the existing Proctor Valley Road. The comments identified concerns with easement rights, rights-of-way, access to adjacent properties, road capacity concerns, existing off-site conditions and overall local traffic patterns. These issues are addressed below.

i. Transportation and Traffic

A Traffic Impact Study (TIS) was prepared for the project that analyzed the project's potential direct, and cumulative traffic impacts. The TIS estimated the Village 14 Specific Plan will generate a total of 12,767 daily vehicle trips with 964 trips (303 inbound/661 outbound) and 1,260 trips (859 inbound/401 outbound).

Direct and cumulative traffic impacts were determined based on criteria in the County Transportation and Traffic Guidelines dated August 24, 2011 and the SANTEC/ITE Guidelines.

The TIS identified direct impacts to the City of Chula Vista (City), and Caltrans road and intersection facilities: City impacts at the Proctor Valley Road between Northwoods Drive to the City Boundary segment, and at the intersection of Aqua Vista Drive/Northwoods Drive and Proctor Valley Road. Caltrans directs impacts are at the intersection between Lyons Valley Road and SR-94.

The TIS identified cumulative traffic impacts to several County, City, and Caltrans facilities: County impacts include Proctor Valley Road between City and Project Driveway No. 1 (South Phase), Proctor Valley Road between Project Driveway No. 1 (South Phase) and Driveway No. 2 (Central Phase), Proctor Valley Road between Project Driveway No. 2 (Central Phase) and Driveway No. 3 (North Phase), and Proctor Valley Road between Project Driveway No. 3 (North Phase) and Driveway No. 4 (PA16/PA19 Phases).

City cumulative impacts include the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road and at the Proctor Valley Road between Northwoods Drive and City of Chula Vista boundary Proctor Valley Road between Hunte Parkway and Northwoods Drive road segments. The Caltrans cumulative impact is at the intersection of SR-94 and Lyons Valley Road.

Direct and cumulative impacts to County roadway facilities will be mitigated via payment into the County Transportation Impact Fee (TIF) program and/or through physical road improvements. Cumulative impact mitigation outside of the County is addressed by physical road improvements or agreements between the project applicant and impacted jurisdictions. The TIS also includes an analysis comparing the General Plan Mobility Element to the project's proposed Mobility Element amendment. Specifically, the project will retain the

Mobility Element's two-lane designation for Proctor Valley Road, but will modify the Mobility Element classification from 2.2E Light Collector (no median two-lane undivided) to 2.2A Light Collector (raised median, two-lane divided) for the segment between the City/County boundary and North Phase. The road will have more capacity and operate at an acceptable level of service.

Off-Site Improvements

The Otay Ranch Village 14 Specific Plan project includes off-site traffic impacts that will require road or intersection improvements. The off-site improvements include the following:

1. Within City of San Diego Water Utility Department ownership, realign existing Proctor Valley Road (southeasterly) upland to avoid federally listed/protected vernal pool complexes in the valley floor and to construct a two-lane modified County Collector. Applicant to obtain a Site Development Permit from the City of San Diego to realign a portion of Proctor Valley Road within their ownership. Any mitigation measures applied by the City of San Diego will be identified through the City of San Diego's permit process.

2. Improve the intersection of Proctor Valley Road and Northwoods Drive/Agua Vista Drive in the City of Chula Vista (City) to provide a road transition after this intersection from a four-lane arterial to a two-lane modified County Collector to the City's boundary. This intersection and road improvements were previously analyzed and conditioned as part of the Rolling Hills Ranch subdivision (three segments of the intersection design is completed, traffic control mast arms are in place – not functional and right of way established). The project will construct the fourth segment, transition and complete the traffic control measures. Applicant to obtain Development Permit from the City for the portion of Proctor Valley Road within the City boundaries. Any mitigation measures applied by the City will be identified during the permit process.

3. The Village 14 Specific Plan has been conditioned to install a traffic signal at the impacted intersection of Lyons Valley Road and SR-94 prior to the 741st building permit. However, it should be noted that the Lyons Valley Road/SR-94 intersection is part of the improvement project analyzed in the Caltrans SR-94 Improvement Project Draft EIR (Caltrans 2015). In addition, this improvement is also included as a mitigation from the Jamul Indian Village Final Environmental Evaluation. Currently, Applicant has been conditioned to improve the intersection of Lyons Valley Road and SR-94, which is a Caltrans facility. Caltrans has issued a construction permit for the improvements.

The Village 14 Specific Plan will be conditioned to obtain all applicable permits from the cities of Chula Vista and San Diego, as well as Caltrans.

The environmental effects of realigning and constructing Proctor Valley Road and the project's impact on the roads were analyzed pursuant to CEQA. Where mitigation requires

improvements to facilities not within the County's jurisdiction, the impacts were determined to be significant and unavoidable in the EIR.

ii. Proctor Valley Road

Proctor Valley Road is an existing two-lane public road. The project will be required to improve Proctor Valley Road between the City of Chula Vista and the community of Jamul. A Title Report was submitted and reviewed by PDS that identifies an existing 40-foot public road easement for Proctor Valley Road.

Issue: In order for Proctor Valley Road to meet County minimum right of way standards for the project, additional right of way in Section 10B, will be required on land owned by CDFW. However, obtaining additional right of way will increase environmental disturbance and CDFW has concerns regarding impacts to their property.

The environmental effects of constructing Proctor Valley Road and the project's traffic impact on the road for Options #1 and #2 were analyzed pursuant to CEQA.

OPTION #1: Within the applicant's ownership, improvements to Proctor Valley Road will be substantially within the existing Proctor Valley Road 40' right of way (Sections 10A, 10B and 10c). Under Option #1, additional right of way will not be required, but the widened road will not meet the County's minimum roadway standards of 48' right of way.

OPTION #2: Within the applicant's ownership, the Proctor Valley Road right of way will be widened to 64' (Sections 10a and 10c in Figure 15 below). As proposed, the middle section (10b in Figure 15) will encroach an additional 8' of right of way into CDFW-owned land to meet the County's minimum roadway standards of 48' right of way. This includes re-aligning, constructing off-site improvements and acquiring additional right-of-way for Proctor Valley Road. The applicant will be required to make off-site improvements and will be responsible for obtaining right-of-way from CDFW and other property owners. In the event the applicant cannot obtain the required right-of-way, the County may pursue eminent domain pursuant to Board of Supervisor Policy J-33.

Staff Determination:

Option #2 enhances safety along the road by including a five foot bike lane in each direction, a separated trail on one-side and adequate area for traffic related signage.

Table 4: Proctor Valley North Option Comparison

PARAMETER	***OPTION #1***	***OPTION #2***
TRANSITIONAL STREET SECTION 10A		
Right of Way	Transitions to 40’	Transitions to 64’ onsite, then to 48’ offsite
Pavement	Transitions to 28’	Transitions to 34’
Travel Lanes	Two 14’ Lanes	Two 12’ Lanes
Bike Lanes	Sharrows (shared)	Two 5’ Bike Lanes
Community Pathway	10’ DG Pathway	10’ DG Pathway
Other	2’ Unpaved Shoulder	Unpaved Shoulder & Buffer Varies
PARAMETER	***OPTION #1***	***OPTION #2***
STREET SECTION 10B		
Right of Way	40’	48’
Pavement	28’	34’
Travel Lanes	Two 14’ Lanes	Two 12’ Lanes
Bike Lanes	Sharrows (Shared)	Two 5’ Bike Lanes
Community Pathway	10’ DG Pathway	10’ DG Pathway
PARAMETER	***OPTION #1***	***OPTION #2***
STREET SECTION 10C		
Right of Way	40’	64’
Pavement	28’	34’
Travel Lanes	Two 14’ Lanes	Two 12’ Lanes
Bike Lanes	Sharrows (Shared)	Two 5’ Bike Lanes
Community Pathway	10’ DG Pathway	10’ DG Pathway
Other	2’ Unpaved Shoulder	5’ Unpaved Shoulder & 5’ Unpaved Buffer

Figure 15: Option #1 - 10A, 10B, and 10C Street Sections

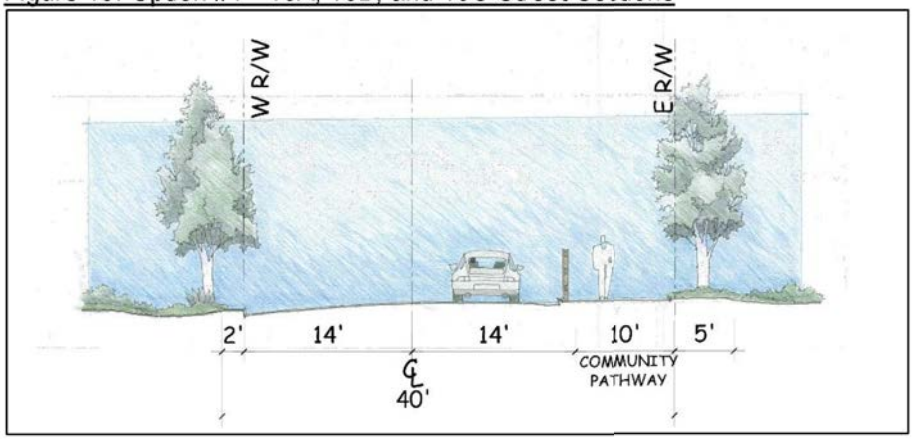


Figure 16: Option #2 – 48' Right of Way within California Department of Fish & Wildlife Property (10A, 10B, and 10 C Street Sections)

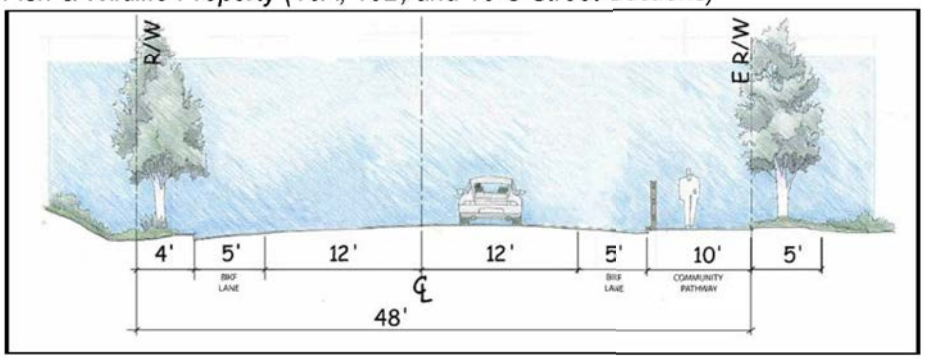
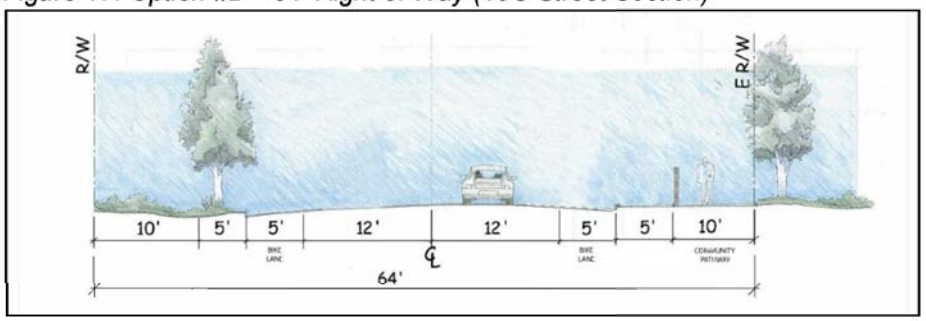


Figure 17: Option #2 – 64' Right of Way (10C Street Section)



iii. Whispering Meadow Lane/Valley Knolls Road

The Project proposes a new public road connection from Planning Area 16 (R16 neighborhood) into the Whispering Meadows neighborhood to provide required secondary access. This new public road will connect directly into Whispering Meadows Lane and Valley Knolls Road. Currently, these privately-maintained roads serve the Whispering Meadows neighborhood.

Both Whispering Meadows Lane and Valley Knolls Road are existing two-lane roads that provide access to the Whispering Meadows neighborhood. Valley Knolls Road feeds into Whispering Meadows Lane which ends at the southerly neighborhood boundary. The project proposes to extend Whispering Meadows Lane southerly across existing CDFW lands to connect to the Project Site (PA16).

The existing residents have expressed concerns about routing traffic through the neighborhood, potential removal of private improvements adjacent to the road edges (e.g., mail boxes, fencing, lights, walls, etc.) and maintenance of private vs. public roads.

The Whispering Meadows Lane and Valley Knolls Road have 8 offers of "Irrevocable Offers of Dedication" (IODs) to the County to improve and widen these roads to their ultimate 60' right-of-way. To date, the County has not accepted the IODs into the County road system, but may do so at any time.

The County may accept these IODs to allow project access from the southern boundary of the Whispering Meadows neighborhood through to Proctor Valley Road. The road maintenance may remain private and subject to the requirements of the fire protection district, and the project will be required to enter into a private road maintenance agreement to maintain them. This private maintenance agreement will be in addition to any existing maintenance agreement in place and will not negate the obligations under existing agreements. The environmental effects of constructing the connection from Whispering Meadows Lane and Valley Knolls Road to the Project's Site were analyzed pursuant to CEQA.

Figure 18: Whispering Meadows Lane Connection (Existing)

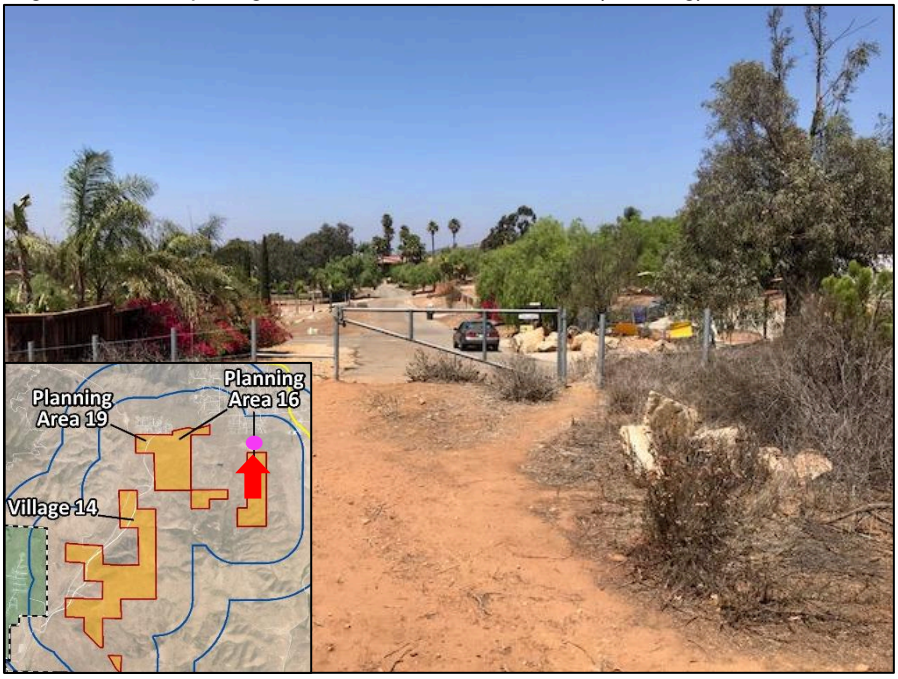
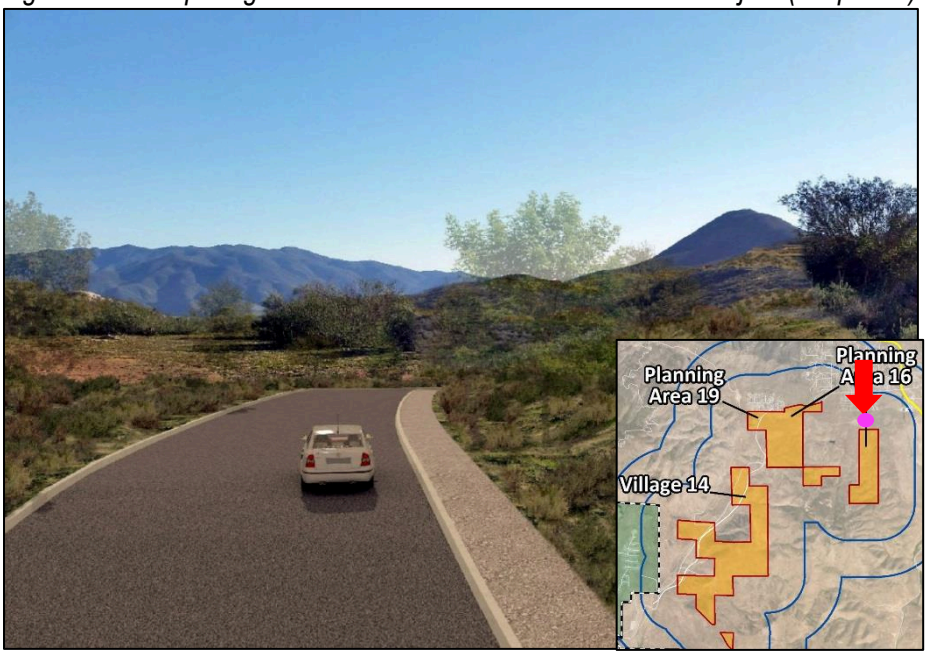


Figure 19: Whispering Meadows Lane Connection Towards Project (Proposed)



iv. Design Modifications

The public and private road standards allow for design modifications (modifications) to the standards. An applicant may request a modification by completing a "Request for a Modification of a Road Standard" form which details the location of the requested exception, alternatives considered, hardship of compliance with the standard, and cost estimates. The Village 14 and Planning Areas 16/19 project includes 13 modification requests for Proctor Valley Road.

Staff analyzed the design modifications to determine if they are appropriate based on the physical setting and to ensure they will not negatively impact traffic safety. Full descriptions of the requested design modifications can be found in the Village 14 and Planning Areas 16/19 Design Exception Requests dated March 30, 2017. Attachment E includes the Village 14 and Planning Areas 16/19 - Design Exception Acceptance Letters for Private (August 30, 2018) and Public (October 5, 2018) Modifications to Road Standards. These letters detail staff's recommendations on the requested design modifications.

After review, County staff can support and recommend approval of 13 modifications.

c. Facilities and Services

Fire Service and Evacuation

The project is within a portion of the San Diego County Fire Authority's (SDCFA) jurisdictional area that is adjacent to the Chula Vista Fire Department response area. SDCFA currently operates one nearby fire station (Jamul FS No. 36). Jamul FS No. 36 travel time to Planning Areas 16/19 is calculated to be less than six minutes. Planning Areas 16/19 is consistent with a Semi-Rural designation, which per the General Plan, allows up to a ten-minute travel time; however, the station is not within the five-minute travel time required for Village 14. Therefore, the project is required to construct an on-site fire station (FS No. 34), which will ensure that Village 14 could be served within the five-minute travel time.

The community has expressed concerns that the project will increase the number of people that will need to be evacuated during a wildfire event, and will increase the overall evacuation time. Additional concerns were raised about the project's fire protection plan and issues related to on-site fire measure implementations.

The project has prepared a detailed Fire Protection Plan (FPP), which evaluates and identifies the potential fire risk associated with the Village 14 Specific Plan's land uses and identifies requirements for water supply, fuel modification and defensible space, access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria.
Based on the results of the FPP's analysis and findings, the following FPP implementing measures for the project are required:

i. Preparation of a Construction Fire Prevention Plan which details 1) the important construction phase restrictions and fire safety requirements that will be implemented to reduce the risk of ignitions, and 2) plans for responding in the event of an ignition.

ii. Project buildings will be constructed of ignition-resistant construction materials based on the latest Building and Fire Codes.

iii. All structures over 500 square feet will include interior fire sprinklers.

iii. One-acre and larger lots (lots designated as one-, two-, or three-acres) will include fuel modification zones (FMZs) equal to 100 feet from all combustible buildings more than 250 square feet. The FMZs will begin at the structure and extend outward in all directions (front, sides, and rear of house). Homeowner's will be responsible for maintaining the FMZs, and they will be included in the annual HOA or approved management entity funded third-party inspections.

iv. Roadside FMZs will be consistent with the fire code and will be 20 feet on either side of new roads and 10 feet on either side of the existing and realigned Proctor Valley Road. Roads

within Planning Areas 16/19 will include 20-foot-wide FMZs except for connecting roads between neighborhoods (between R15 and R16), which will be 50 feet wide.

v. Large lots in Planning Areas 16/19 will include Limited Building Zones (LBZs) where the properties are adjacent to open space areas. The LBZs will designate buffer areas where no building will be allowed.

vi. Fuel Modification will be provided throughout the perimeter of the project and will be 120-feet wide in most locations. Annual FMZ and LBZ/LDA inspections and enforcement will be funded by the HOA and conducted by a qualified third-party consultant to certify that the FMZs are maintained and that the LBZ/LDA have no unauthorized structures.

vi. Walls will be provided for 38 lots to provide additional fire protection and to enhance structure setback from top of slope. At a few locations, where the FMZ is constrained to approximately 70 feet, walls will be provided as mitigation to provide equivalent protection.

vii. Fire apparatus access roads will be provided throughout the community that will vary in width and configuration, but which will provide at least the minimum required unobstructed travel lanes, lengths, turnouts, turnarounds, and clearances.

viii. Firefighting staging areas/temporary refuge areas are available throughout the project, as well as along roadways and site green spaces.

ix. Roadside FMZs will be 50 feet wide on either side of the road, 30 feet wider than required, where roads traverse open areas with adjacent native fuels.

x. Water capacity and delivery provide for a reliable water source for operations and during emergencies requiring extended fire flow.

xi. The project is required to provide an on-site fire station. Travel times to all portions of the project will be compliant with all General Plan standards.

xii. A project-specific community evacuation plan has been prepared for the project based on input and coordination with SDCFA.

xiii. The Community HOA will have an outreach and educational role to coordinate with SDCFA and the local Fire Safe Council; oversee landscape committee enforcement of fire safe landscaping, ensure fire safety measures detailed in this FPP are implemented, and educate residents on and prepare facility-wide “Ready, Set, Go!” plans.

Emergency Evacuation: The community has expressed concerns that the Village 14 Specific Plan will increase the number of people that will need to be evacuated during a wildfire event, and will increase the overall evacuation time. A Wildland Fire Evacuation Plan (WFEP) has been prepared for Village 14 and Planning Areas 16/19, which identifies evacuation routes, evacuation

points, and specific measures to keep future residents and employees informed about what to do in the event of an emergency. The WFEP includes both primary and secondary evacuation routes, which were reviewed for accuracy by San Diego County Fire Authority (SDCFA). Although wildland fire and other emergencies are often fluid events and the need for evacuations are typically determined by on-scene first responders or emergency response teams, the WFEP evaluated the project's impact on emergency evacuation. The WFEP is not a requirement per CEQA and was not necessary to reach any of the significance conclusions in the EIR.

The project is within the SDCFA, which will provide fire service/staffing for the Village 14 Specific Plan. SDCFA currently operates fire stations in the unincorporated county, including the closest (FS No. 36) fire station in Jamul. The project is within a very high Fire Hazard Severity Zone (FHSZ). The general area near the project has a history of wildland fires which have burned portions of the Village 14 Specific Plan site, including the October 2007 Harris Fire. The Fire Protection Plan (FPP) identified measures necessary to adequately mitigate potential wildfire impacts. As a result of the findings of fire modeling, additional project design features are incorporated into the project, including the creation of 100-foot FMZs, the use of ignition resistant building materials, fire and building code requirements for the protection of non-residential structures, the provision of secondary emergency access roads, and adequate water supply for fire hydrants.

All proposed evacuation routes have been designed in accordance with the County Consolidated Fire Code, and will comply with minimum horizontal radius, fall within the 20 percent maximum allowable grade, and meet or exceed the minimum paved width requirements.

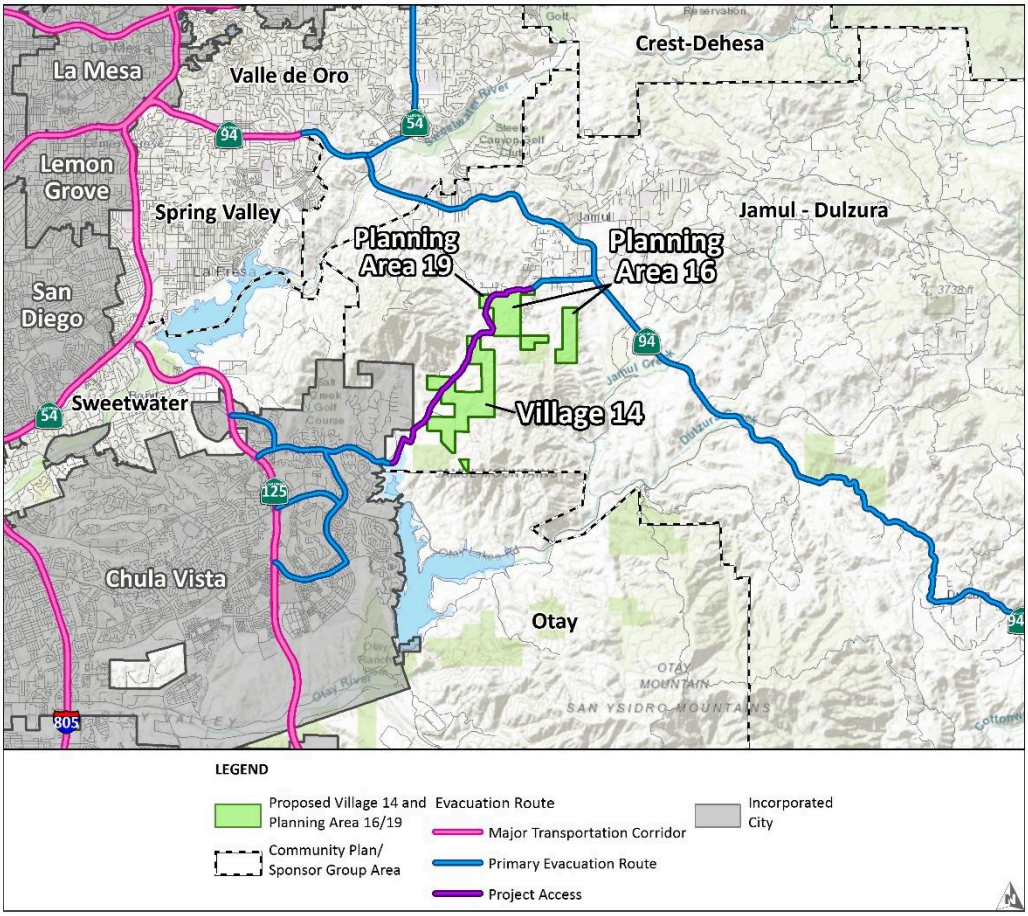
The project's primary evacuation route is Proctor Valley Road. Based on the proposed road network, project residents can evacuate using Proctor Valley Road to southwest or to the northeast toward Jamul, depending on the nature of the emergency. To the northeast, this will include public access through the community of Whispering Meadows for Planning Area 16 to provide secondary access. Improvements to Proctor Valley Road will provide an evacuation route for existing residents in the City of Chula Vista and the community of Jamul. The primary evacuation routes for project residents are:

1. **Egress to the southwest via Proctor Valley Road** -This segment serves as the primary and/or secondary project access, depending on the nature of the emergency. This segment will connect to the City of Chula Vista, which offers travel options to the west onto SR-125 (toll road), the I-805 and I-15. Once in the City of Chula Vista, drivers will be able to disperse onto several arterials going south, west and north. Likely neighborhoods using this access during an evacuation include: South Phase, Central Phase and North Phase.

2. **Egress to the northeast via Proctor Valley Road** - This segment serves as the primary and/or secondary road access, depending on the nature of the emergency. Proctor Valley Road will connect to the community of Jamul/Dulzura, which offers travel options to the south and north to SR-94. Once in Jamul, drivers can disperse onto several rural roadways going

south, east and north. Likely neighborhoods using this access during an evacuation include: North Phase and Planning Areas 16 and 19 Phases.

Figure 20: Fire Evacuation Map



Based on these factors and assumptions regarding neighborhood evacuation routes, the scenario estimated that 70% of vehicles (1,723) will travel south and 30% (739) would use the improved Proctor Valley Road north to Jamul. This scenario conservatively estimated 2.5 to 3.0 hours to evacuate the community. A second scenario anticipates 100% of the vehicles will use Proctor Valley Road south into the City of Chula Vista, and can be evacuated from the project conservatively within 2.5 hours.

At a community level, Community Wildfire Protection Plans (CWPP) can be developed by local communities through Fire Safe Councils to protect their homes, neighborhoods and environments from wildfires. These types of grassroots efforts help residents implement such projects as hazardous fuel reduction programs, local wildfire protection planning, and homeowner training. In this community, the HOA would be active in its outreach to residents regarding fire safety and general evacuation procedures. The community HOA will engage residents and coordinate with local fire agencies for fire safety awareness through a variety

of methods. This evacuation plan will be provided to each homeowner/HOA member as well as being accessible on the HOA website. The HOA will coordinate with local fire agencies to hold an annual fire safety and evacuation preparedness informational meeting and important fire and evacuation information would be reviewed. As part of the approval of the Village 14 Specific Plan, it shall be binding on the HOA to actively participate as a partner with the SDCFA to assist with the coordination and distribution of fire safety information they develop.

With the new SDCFA Fire Station No. 34, the Village 14 Specific Plan complies with General Plan Policy S-6.4 because fire and emergency services will be provided to the project within the five-minute and ten-minute travel times. Travel time to the improved portions of the Village 14 will be entirely within the five-minute travel time. The new SDFCA Fire Station, in combination with the existing Fire Station No. 36, will provide fire and emergency services to Planning Areas 16/19 within the ten-minute travel time standard.

Trails

Two options are proposed for the construction and implementation of trails in this project, Option A and Option B. See Figures 21 and 22 (below).

OPTION A: This option involves two trails:

1. The first trail consists of two trail segments located within the Preserve near Planning Area 19, one which will connect to the Echo Valley Loop (Jamul-Dulzura Trail #53), and the other will follow a historic ranch road (Planning Area 16).
2. The second trail construct perimeter trails, totaling 3.6 miles, around Village 14 which will connect to the community pathway along Proctor Valley Road. One trail route will extend along the entire perimeter of the South Phase and the second route will extend along the southeastern perimeter of the Central Phase. These perimeter trails will be located within the fuel modification zone (FMZ) and/or Preserve Edge.

OPTION B: In this option, the applicant proposes to only construct the trail route that extends along the southeastern perimeter of the Central Phase, thereby connecting to the community pathway along Proctor Valley Road.

Staff Determination:

Staff recommends Option A to be in conformance with the County Community Trails Master Plan.

Figure 21: Trail Option A

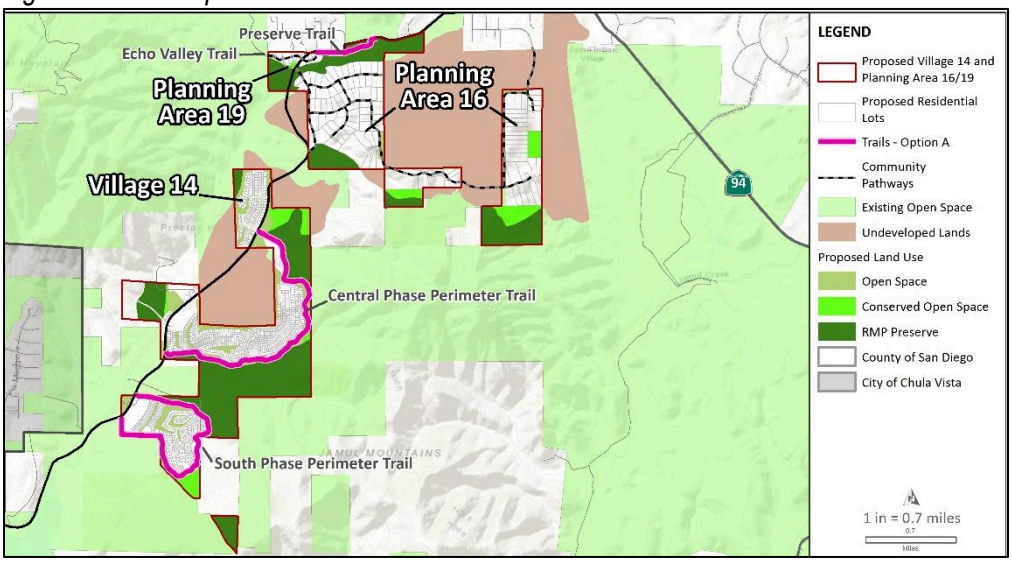
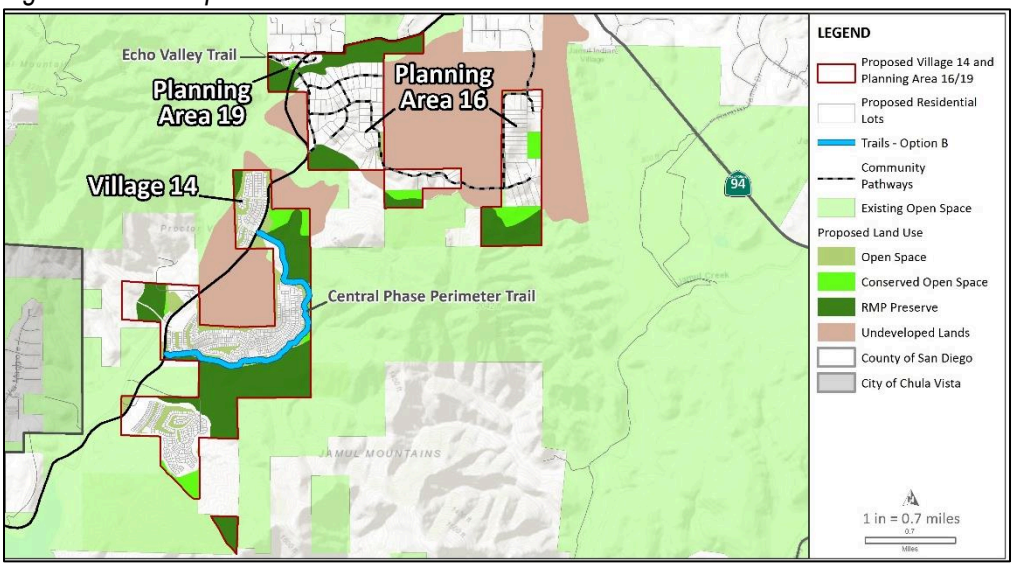


Figure 22: Trail Option B



Septic and Sewer Service

The community of Jamul/Dulzura raised issues regarding sewer services for Planning Areas 16 and 19; stating a preference for septic or other alternative treatment system. In addition, the Jamul/Dulzura Community Planning Group (JDCPG) provided a recommendation that prior to expansion of sewer facilities into PA16 and PA19, all 125 residential lots should have a qualified septic perk test completed to determine whether a lot should have septic or sewer service.

Currently, there are no wastewater treatment facilities on the project site and the site is not serviced by the San Diego County Sanitation District (SDCSD).The project will be required to annex into the SDCSD. Upon completion of the annexation, the proposed sewer system will be operated by the SDCSD and connect to the City of Chula Vista (City) sewerage system via the Salt Creek Interceptor.

The Otay Ranch Facilities Implementation Plan (1993) contemplated sewer services to all Otay Ranch Villages and Planning Areas, with the exception of PA17. Since the provisions of the Otay Ranch documents apply "only" to Otay Ranch parcels, there are no growth inducing impacts by providing sewer instead of septic.

In 1994, the City of Chula Vista - Salt Creek Basin Study provided a master plan for sewer service to all Otay Ranch parcels, including the Proctor Valley Parcel. The City's studies analyzed land uses (city/county), allocated sewer capacity and transmission trunk lines sized to provide sewer services to the City Otay Ranch parcels and the unincorporated areas of Otay Ranch (Villages 13, 14, 15 and Planning Areas 16, & 19).

Pursuant to the Sewage Transportation Agreement for the Salt Creek Sewer Interceptor executed by the SDCSD and the City on July 1, 2016, the City has capacity to serve this project.

Septic Study

Advanced Geotechnical Solutions Inc., prepared an on-site wastewater treatment feasibility study for a portion of PA16 to evaluate whether or not septic could serve PA16. The septic study concluded that the individual septic systems would not adequately serve the project because…."The Project Area does not possess suitable soil or ground water conditions to support conventional or alternative on-site wastewater treatment systems on each proposed lot." The septic study was reviewed by the Department of Environmental Health (DEH), who concurred with the study's conclusions.

The septic study concluded that the lots in the eastern portion of Planning Area 16 will need to be served by sewer; therefore, it became unnecessary to evaluate the remainder of the Planning Areas 16/19 lots since the sewer line to the eastern lots will necessarily be installed adjacent to nearly all of the remaining lots in Planning Areas 16/19.

Staff Determination:

County ordinance requires that any lot adjacent to a sewer line in a public right of way be provided access to that sewer line (County of San Diego Ordinance No. 10136; San Diego County Code of Regulatory Ordinances, Section 1: Title 6, Division 8, Chapter 3, Article 2, Section 68.310).

This Ordinance states, "(a) The drainage system of every building constructed or reconstructed, except for a graywater system, shall be connected to a public sewer if: (1) the property on which the building is located abuts a public sewer or a public sewer is located within 200 feet of the building, (2) annexation to the sewer district has been completed and (3) no easements through adjacent property are necessary to complete the public sewer connection."

Therefore, all of the project will be served by sewer.

School Districts

The community of Jamul and school districts raised concerns about the project Draft EIR describing a "Transfer of Uninhabited Territory." Concerns include school capacities and school siting/size requirements. The following discussion related to the transfer is outside of the CEQA requirements.

The project area is located within the boundaries of two elementary school districts and two high school districts. The majority of the Village 14 area is located within the boundary of the Chula Vista Elementary School District (CVESD) and the Sweetwater Union High School District (SUHSD). Planning Areas 16/19 are located within the Jamul/Dulzura Union School District (JDUSD) and Grossmont Union High School District (GUHSD) boundaries.

Approximately 203 residential units in the most northerly portion of Village 14- North Phase, are within JDUSD and GUHSD boundaries. This area is subject to a "Transfer of Uninhabited Territory" discussion to allow students in those units to transfer to the CVESD boundary. The GDP/SRP and Facility Implementation Plan (City of Chula Vista and County of San Diego 1993) anticipated that the students in Village 14 will attend CVESD/SUHSD schools.

The School Facility Implementation Plan for Otay Ranch in Doc. No. 759223 states, "This analysis assumes all Central Proctor Valley is within the Chula Vista Elementary and Sweetwater Union High districts." The GDP/SRP and School Facility Implementation Plan anticipated that school children residing within Village 14 will attend the same local elementary school instead of the Jamul/Dulzura Union School District.

The GDP/SRP under School Processing Requirements notes, "Identify and process school district boundary adjustments, as appropriate, through approval by the appropriate governing body." A boundary adjustment will be needed through the County Department of Education pursuant to California Education Code Section 35700 et. seq. and is not part of the Village 14 Specific Plan.

Should the boundary adjustments not occur, the school district boundaries will remain unchanged and the 203 individual residences will have the opportunity to seek an "inter-district transfer" should they choose to change school districts.

3. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the (CEQA). A Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) was circulated from December 15, 2016 to January 23, 2017. A DEIR was prepared and circulated for a 45 day public review period from March 1, 2018 to April 16, 2018. The County held a NOP meeting on January 10, 2015 and a DEIR meeting on March 27, 2018.

During public review, the County received 47 comment letters containing approximately 1,900 public comments on the Draft EIR. Staff's responses to the public comments are included in the Draft Final EIR, which is on file with PDS under PDS2016-ER-16-19-006 (Attachment B).

The Draft Final EIR identified significant and unavoidable environmental impacts to the categories below that will require the adoption of a Statement of Overriding of Considerations, which is included in Attachment G – Environmental Documentation.

a. Aesthetics
b. Agricultural Resources
c. Air Quality
d. Noise
e. Transportation and Traffic

The Draft Final EIR also identified significant and mitigated environmental impacts to the described below.

a. Biological Resources
b. Cultural Resources
c. Geology and Soils
d. Greenhouse Gas Emissions
e. Paleontological Resources
f. Tribal Cultural

Significant and Unavoidable Impacts

The County has considered the analysis and evaluation provided within the EIR and determined that the following are still significant and unavoidable impacts.

a. Aesthetics

Visual Character or Quality (direct): The visual change associated with removal of existing vegetation and alteration of existing terrain to accommodate proposed residential, commercial, recreational facilities and educational land uses, as well as associated infrastructure will be most evident as viewed from locations in the viewshed located on the west and east edges of project. From these viewsheds, the introduction of project elements

will result in an adverse change to the primarily undisturbed chaparral-covered hill and valley terrain visual character of the project site. The level of contrast associated with development of the proposed project, and implementation of road improvements along Proctor Valley Road, will significantly alter the current visual character of the project site.

Visual Character or Quality (cumulative): The cumulative projects will combine with the proposed project to change the existing composition of the visual environment. With implementation of the identified projects, considered in the CEQA analysis, envisioned within the General Plan and the proposed project, the area will transition from primarily undeveloped open space and a rural residential land use development pattern to a more urban pattern of development. Physical changes associated with vegetation removal, grading, and the addition of residential development will adversely affect the viewshed.

b. Agricultural Resources

Loss of Availability of Agricultural Resources (LARA): The LARA Model analysis conducted as part of the project EIR determined the project area does not contain Important Agricultural Resources as defined by the County's Agricultural Guidelines, therefore no mitigation is required. However, the project will result in the loss of availability of approximately 62 acres of Farmland of Local Importance and 635.6-acres of land designated as grazing lands. The Otay Ranch PEIR previously analyzed the loss and determined it was significant and unavoidable, therefore the project EIR also considered the impact to be significant and unavoidable to be consistent with the previous determination.

c. Air Quality

Conformance to Regional Air Quality Strategy (direct): Under the approved GDP/SRP, the project will result in a more intense land use, although the proposed project is less than the number of dwelling units analyzed and will generate less operational trips than those land uses currently allowed. The Village 14 Specific Plan will contribute to local population and employment growth and associated Vehicle Miles Traveled (VMT). The Village 14 Specific Plan is considered accounted for in the RAQS. As such, the Village 14 Specific Plan would not conflict with or obstruct implementation of local air quality plans.

Conformance to Air Quality Standards—Construction (direct and cumulative): Daily construction emissions will exceed the thresholds for VOC, NO_X, CO, PM_{10} and $PM_{2.5}$. Mitigation measures were identified and shall be implemented during each phase of construction to minimize emissions to the extent feasible. These measures include, but are not limited to, the use of Tier 4 construction equipment, electrical or natural gas-powered equipment where feasible, and a fugitive dust control plan. Although mitigation was identified, the Draft Final EIR determined direct impacts will be significant and unavoidable. In addition, when considered in combination with reasonably foreseeable future projects under the cumulative scenario, impacts will be significant and unavoidable.

Conformance to Air Quality Standards—Operation (direct and cumulative): Daily operational emissions will exceed the thresholds for VOC, CO, PM_{10} and $PM_{2.5}$. Mitigation measures were identified and shall be implemented. These measures include, but are not limited to, preferential parking for electric vehicles, the provision of educational materials regarding alternative transportation for future residents, and adequate ride sharing vehicle spaces. Although mitigation was identified, the Draft Final EIR determined direct impacts will be significant and unavoidable. In addition, when considered in combination with reasonably foreseeable future projects under the cumulative scenario, impacts will be significant and unavoidable.

d. Noise

Traffic Noise Levels (cumulative): Noise level increases attributable to the proposed project along Proctor Valley Road just offsite (residential homes fronting Proctor Valley Road east of project boundaries) would exceed the County's noise standard of 60 dBA CNEL by an estimated one (1) dBA which is under the ten (10) dBA threshold for significance. No feasible mitigation measures exist to reduce identified cumulative off-site impacts resulting from the project proposal, and impacts will be significant and unavoidable.

e. Transportation and Traffic (County and City of Chula Vista (City))

Intersection Level of Service (LOS) (direct): The project will result in a significant direct impact to two intersections, both located within the City and at a Caltrans facility at Lyons Valley Road/SR-94. Although mitigation measures were identified at each intersection, the impacts will remain significant and unavoidable since both intersections are located outside of the County's jurisdiction, and the County cannot ensure their implementation.

Street Segment LOS (direct): The project will result in a significant direct impact to one road segment, located within the City. Although a mitigation measure was identified for the road segment, the impacts will remain significant and unavoidable since the road segment is located outside of the County's jurisdiction, and the County cannot ensure implementation of the improvement.

Intersection LOS (cumulative): The project will result in a significant cumulative impact to two intersections, both located within the City and a Caltrans intersection at Lyons Valley Road/SR-94. Although mitigation measures were identified at each intersection, the impacts will remain significant and unavoidable since both intersections are located outside of the County's jurisdiction, and the County cannot ensure their implementation.

Street Segment LOS (cumulative): The project will result in a significant cumulative impact to two intersections, both located outside of the County of San Diego's jurisdiction. Although mitigation measures were identified at each intersection, the impacts will remain significant and unavoidable since both intersections are located outside of the County's jurisdiction, and the County cannot ensure their implementation.

Vehicle Miles Traveled (VMT)

While VMT analysis is not required by CEQA, the DEIR evaluated the potential VMT-related impacts associated with the Village 14 Specific Plan, consistent with the methodology and significance thresholds recommended by the Office of Planning and Research in its Draft Proposal, dated January 26, 2018. Each element of the proposed Transportation Demand Management (TDM) Program was evaluated to determine the VMT reduction by its implementation as well as the project's land uses. As a result of this evaluation, it was determined the project would achieve a 4.4 percent reduction in overall VM by implementing the TDM.

The TDM would include the following:

a. Develop a comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various project phases, land uses, parks/open spaces, schools, and the Village Core. Where approved by the appropriate jurisdiction, the pedestrian network will also provide connections to the various recreational trails and multimodal facilities accessing the project area.
b. Provide bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the project Area.
c. Coordinate with the SANDAG icommute program for carpool, vanpool, and rideshare programs that are specific to the project.
d. Promote available websites providing transportation options for residents and businesses.
e. Create and distribute a "new resident" information packet addressing alternative modes of transportation.
f. Coordinate with San Diego Metropolitan Transit System (MTS) and SANDAG about the future sighting of transit stops/stations within the project area.
g. Provide a school carpool program by coordinating with local school districts and SANDAG. Provide dedicated parking space for the school carpool program in the Village Core.
h. Implement a school bus program in coordination with the school district.
i. Require homeowner's associations within the project area to coordinate with the local school districts and partner with the on-site elementary school to create a "walking school bus program" for neighborhood students to safely walk to and from school. The Village 14 Specific Plan applicant will also coordinate with the local school districts to encourage the provision of bicycle storage facilities at the on-site elementary school.

Less Than Significant Impacts (With Mitigation)

Impacts for the following issue areas will be reduced to less than significant with the incorporation of required mitigation measures: biological resources, cultural resources, geology and soils, greenhouse gas emissions, paleontological resources, and tribal cultural resources.

a. Greenhouse Gas Emissions

Based on the analysis in the EIR, the proposed project will have the following significant impacts prior to mitigation: 1) the proposed project will generate greenhouse gas (GHG) emissions that may have a significant impact on the environment, and 2) the proposed project will generate greenhouse gas (GHG) emissions that may interfere with the implementation of GHG reduction goals for 2030 and 2050. Because the project will increase GHG emissions above the existing emissions level, the proposed project (without mitigation) will generate GHG emissions during construction and operation that may have a significant impact on the environment.

Mitigation measure M-GHG-1 addresses the proposed project's construction-related GHG emissions and requires the project to purchase and retire carbon offsets in the amount of 22,760 MT CO2e, which reflects the total construction-related GHG emissions (including a onetime vegetation loss). Mitigation measure M-GHG-2 addresses the proposed project's operational related GHG emissions, and similarly requires the project to purchase and retire carbon offsets for the incremental portion of the project within each Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero. The project will be required to reduce the annual emissions by 16,159 MT CO2e per year for a 30-year period (project life), which is an approximate total reduction of 484,770 MT CO2e. Mitigation measure M-GHG-3 would require that residential structures be equipped with electrical outlets in the front and rear of the structures to facilitate use of electrical lawn and garden equipment. The project includes Project Design Features (PDFs) that would reduce GHG emissions through the design of the project area's uses, including the transportation network.M-GHG-4 ensures that the PDFs will be implemented to further reduce potential GHG emissions. The proposed project feasibly can achieve no net increase in GHG emissions through implementation of M-GHG-1 through M-GHG-4. Through mitigation, the proposed Project would reduce all potentially significant impacts associated with GHG emissions to less than significant at both the project level and cumulative impact level.

4. County Regulations

a. Subdivision Ordinance Consistency

The project has been reviewed for compliance with the Subdivision Ordinance (County Code section 81.101 et seq.). The project is consistent with the requirements for major subdivisions in terms of design (section 81.401), dedication and access (section 81.402), and improvements (sections 81.403 and 81.404). However, because the project proposes a Specific Plan, the subdivision design requirements of the Specific Plan take precedence over the requirements in Subdivision Ordinance subsections 81.401 (b), (d), (e), (h), and (i) (Section 81.401 (o)). Furthermore, the Specific Plan also specifies the street standards necessary to implement the development density design and objectives of the Specific Plan for all on-site and off-site access pursuant to subsection 81.402 (d). The project also includes

requirements and conditions of approval necessary to ensure that the project is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

b. Other Applicable County Regulations

Table 5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1. Watershed Protection Ordinance (WPO)	Stormwater Management Plans have been prepared for the project that comply with the WPO.
2. Light Pollution Code	Project lighting will conform to the lamp type and shielding requirements as well as the hours of operation in the Light Pollution Code.
3. San Diego County Consolidated Fire Code	A Fire Protection Plan (FPP) was prepared for the project and was approved by the San Diego County Fire Authority. The FPP will ensure that the project will implement particular design measures to ensure compliance with the San Diego County Consolidated Fire Code, including but not limited to the following: • Fuel Modification Zones • Ignition-resistance construction • Fire sprinklers in all structures • Access roads constructed to Fire Code Standards • Water supply and fire hydrants • Secondary access • Evacuation Plan • Community HOA outreach and educational coordination with the San Diego County Fire Authority
4. Resource Protection Ordinance (RPO)	The Otay Ranch RMP is intended to be the functional equivalent of the County of San Diego Resource Protection Ordinance (RPO) (County of San Diego 2007) for Otay Ranch. As such, Otay Ranch projects are exempted from the provisions of the RPO if determined to be consistent with a comprehensive resource management and protection program, such as the Otay Ranch RMP. Therefore, the County's Biology Guidelines 4.5A, 4.5C, 4.5F and 4.5H are not applicable.

County Regulation Policy	Explanation of Project Conformance
5. Noise Ordinance	A Noise Study has been prepared for the project and identified mitigation including dedication of noise easements (that require berms, sound walls, etc. required before building permit), building construction requirements (dual pane windows or weather stripping), shielding (enclosures, barriers, or building orientation), construction measures (setback restrictions and noise barriers), and implementation of a Blasting Plan. With the incorporation of mitigation measures, the project will comply with the requirements of the Noise Ordinance.
6. Board of Supervisors Policies	The project complies with all applicable Board of Supervisors policies, including I-84. Policy I-84 requires adequate facilities to be available concurrent with need before approving a project. The policy requires Project Facility Availability forms to be submitted. The project has provided Project Facility Availability forms from the • Otay Water District -water • SDCSD will provide sewer • SDCFA – Fire • CVESD, SUHSD, JDUSD and GUHSD - school availability forms. Therefore, the project complies with the policy.
7. MSCP/Biological Mitigation Ordinance	The project would maintain the originally approved "hardline" Preserve for Village 14 and Planning Areas 16/19 and conforms with the overall goals and requirements of the MSCP County Subarea Plan. The proposed development is therefore exempt from the BMO, with the exception of PV1, PV 2, and PV.3. A BMO analysis and findings are required for development within these three areas. Mitigation for development impacts to PV1, PV2, and PV3, identified in the BMO, would result in the conveyance of 228.1 acres of in-kind habitat to the Otay Ranch RMP Preserve. Note that the 228.1 acres of BMO-calculated mitigation for PV1, PV2, and PV3 exceeds the 1.188 Otay Ranch RMP Preserve Conveyance Obligation by approximately 24.6 acres (171.3 acres of impacts mitigated at the 1.188 ratio totals 203.5 acres). The 228.1 acres of required mitigation would be met through the project's overall conveyance of 776.8 acres of habitat to the Otay Ranch RMP Preserve and preservation of 72.4 acres of additional habitat designated as Conserved Open Space for a total of 849.2 acres. The Preserve footprint would be consistent

County Regulation Policy	Explanation of Project Conformance
7. MSCP/Biological Mitigation Ordinance	with the hardline Preserve referenced in the MSCP County Subarea Plan and Implementing Agreement, which required the County to contribute the 11,375-acre Otay Ranch Preserve as mitigation (USFWS et al. 1998, pp. 29–30), and this would not change with development of PV1, PV2, and PV3. The functionality of the existing MSCP Preserve design would be maintained. Additional mitigation required for impacts to sensitive plants would be provided through on-site preservation or restoration/ translocation. The loss of 0.39 acres of unvegetated stream channels would be mitigated at a minimum of 1:1 replacement-to-impact ratio, and the project would be required to obtain the required ACOE, RWQCB, and CDFW permits. Therefore, with the implementation of the previously mentioned mitigation, the proposed development within PV1, PV2, and PV3 would be consistent with the measures set forth in the BMO. The Development Footprint of PV1, PV2, and PV3 would be consistent with the Otay Ranch RMP Preserve footprint established by the Otay Ranch GDP/SRP and Otay Ranch RMP.

D. PUBLIC INPUT

Throughout the processing of this project, there has been interest by the public and correspondence was received from members of the public and other stakeholders.

1. Public Review

During the public review period of the Draft EIR, a total of 47 comment letters (31 individuals, seven agencies, and nine organizations) containing approximately 1,900 comments were received. Please see Attachment B for the Draft Final EIR and responses to comments. Additional public comments are provided in Attachment D. Responses to comments received during the public review period can be found in the Draft Final EIR on file under PDS2016-ER-16-19-006.

2. Other Public Correspondence

In addition to the comment letters received during the public review period of the Draft EIR, the County received a number of additional comment letters and emails during the processing of the project and outside of the public review period of the Draft EIR. Copies of these comment letters/emails are provided in Attachment D. These comment letters range from general comments on the merits of the project to detailed comment letters on specific issue areas. The County has reviewed each of these comment letters and has determined that they do not raise

any new issues that have not been considered in the evaluation of the project or as part of the CEQA analysis.

E. COMMUNITY PLANNING GROUPS AND DESIGN REVIEW BOARD RECOMMENDATIONS

The Village 14 Specific Plan is located within the Jamul/Dulzura Community Planning Area. On July 24, 2018 the Jamul/Dulzura Community Planning Group (JDCPG) held a planning group meeting to discuss the project, and voted 11-1-0-3 (11 – Ayes, 1 – Noes, 0 – Abstain, 3 – Absent) to recommend approval of the project with two conditions: 1) no sewer within PA 16 and 19 without detailed perc testing for each lot that would preclude the use of a standard or alternate septic system; 2) provide offsite traffic mitigation to reduce roadway, pedestrian, equestrian and bicycle hazards between Echo Valley and SR-94, specifically along the 11 intersections identified within the Jamul Dulzura Community Planning Group Letter on the Draft EIR, dated April 12, 2018.

F. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors.

a. Adopt the California Environmental Quality Act (CEQA) Findings, which include the certification and findings regarding significant effects of the project, the mitigation and monitoring program, the Statement of Overriding Considerations, and certify the Environmental Impact Report (EIR), REF: PDS2016-ER-16-19-006 (Attachment F).

b. Adopt the Resolution approving General Plan Amendment PDS2016-GPA-16-008 (Attachment H) for the reasons stated therein and discussed in this report.

   Proctor Valley Road Option #2 described in this report.

   Trail Option A described in this report.

c. Adopt the Resolution approving Specific Plan PDS2016-SP-16-002 (Attachment I) for the reasons stated therein and discussed in this report.

   Proctor Valley Road Option #2 described in this report.

   Trail Option A described in this report.

d. Adopt the Ordinance titled, ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE OTAY RANCH GDP/SR AND JAMUL/DULZURA SUBREGIONAL PLAN, REF: PDS2016-REZ-16-006 (Attachment J).

e. Adopt the Resolution of Approval for Tentative Map PDS2016-TM-5616 which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego regulations (Attachment K).

   Proctor Valley Road Option #2 described in this report.

   Trail Option A described in this report.

f. Adopt the Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 located in Otay Ranch Village 14 and Planning Areas 16/19 (Attachment F).

Report Prepared By:	***Report Approved By:***
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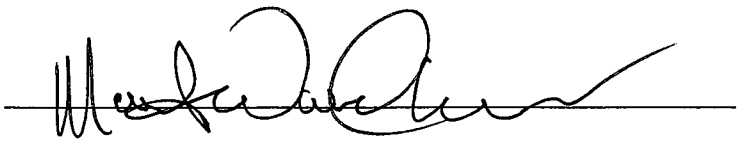
AUTHORIZED REPRESENTATIVE: 

MARK WARDLAW, DIRECTOR

ATTACHMENTS

Attachment A – Specific Plan
Attachment B – Environmental Impact Report
Attachment C – General Plan Consistency Table
Attachment D – Public Documentation
Attachment E – Planning Documentation
Attachment F – Environmental Findings
Attachment G – Environmental Documentation
Attachment H – Resolution Approving General Plan Amendment PDS2016-GPA-16-008
Attachment I – Resolution Approving Specific Plan PDS2016-SP-16-002
Attachment J – ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE OTAY RANCH GDP/SRP, and REF: PDS2016-REZ-16-006
Attachment K – Resolution Approving PDS2016-TM-5616
Attachment L – Ownership Disclosure
Attachment M – Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19
Attachment N – Mitigation and Monitoring Reporting Program (MMRP)

Attachment A –
SPECIFIC PLAN

(Village 14 and Planning Areas 16/19 Specific Plan

is available at

https://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/ORV14-16-19.html)

Attachment B –
ENVIRONMENTAL IMPACT REPORT (EIR)

(Village 14 and Planning Areas 16/19 EIR

is available at

https://www.sandiegocounty.gov/pds/ceqa/OtayRanchVillage14.html#DEIR)

Attachment C –
GENERAL PLAN CONSISTENCY TABLE

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Guiding Principles		
1. Support a reasonable share of the projected regional population growth.	The Proposed Village 14 and Planning Areas 16/19 Project (herein after referred to as "Project" or "Proposed Project") would provide a mix of housing types for a variety of income levels. The Proposed Project would support San Diego County's projected regional population growth and assist the County of San Diego (County) in meeting its required Regional Housing Goals by complying with the underlying County General Plan Land Use, Regional Category and Zoning designations. The Project's residential component includes up to 1,119 residential units, including up to 994 single-family homes on varying lot sizes and 125 ranchette/estate lots. Further, the Specific Plan contemplates several product types in the RR, SF-1, SF-2 and SF-3 zones, including detached, courtyard and ranchettes lots. This will allow the Project to provide a wide range of housing opportunities as anticipated in the County General Plan and SANDAG regional planning documents.	Consistent
2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.	The Project would promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs within the Otay Ranch. Please see Figure 1-1, Regional Location Map, and Figure 1-2, Vicinity Map, in Chapter 1 of the EIR. Facilities Implementation Plans for infrastructure and services were approved for the entire Otay Ranch concurrent with the 1993 Otay Ranch General Development Plan and Subregional Plan (Otay Ranch GDP/SRP). Consistent with sustainable development principles, the Project implements the Otay Ranch GDP/SRP vision for Village 14 and Planning Areas 16/19. The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. The Otay Ranch GDP/SRP Land Use Plan provides for a balance of residential, employment and open space/recreation land uses sensitive to environmental conditions, regional influences and adjacent communities. Development in the Proposed Project complies with the County General Plan, Otay Ranch GDP/SRP, Otay Ranch RMP, and the MSCP County Subarea Plan and Implementing Agreement. Proctor Valley Road is a county Mobility Element roadway. Sewer and water services would be extended within Proctor Valley Road as anticipated by existing facilities plans. As defined by the Otay Ranch GDP/SRP, Village 14 is a "Transitional Village" located between the more urban developed neighborhoods in Chula Vista and the rural community of Jamul. Village 14 is designed around an active lifestyle and wellness recreation theme and is anchored by a centrally located Village Core that includes 10,000 square feet of commercial/retail uses, an elementary school site, two public neighborhood parks and a public safety site planned to accommodate a fire station and Sheriff's storefront facility. Parks are distributed throughout Village 14 within ½ mile of all residential	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
	neighborhoods. The 4.5-mile Community Pathway planned along Proctor Valley Road and the 3.0-mile park-to-park loop within the residential neighborhoods connect public and private parks to the residential neighborhoods and the Village Core. The Community Pathway and bike lanes along Proctor Valley Road provide a connection between the City of Chula Vista and the community of Jamul. The Otay Ranch GDP/SRP designates Planning Areas 16/19 as "rural estate areas." As such, this portion of the Project includes large estate and ranchettes, consistent with the rural community character of Jamul. A pedestrian network is provided along all Rural Residential Streets and a public park is planned within Planning Area 16, along the Proctor Valley Community Pathway, providing a continuous link between Planning Areas 16/19 and Jamul. The Proposed Project as designed includes the designation of over 426 acres of Otay Ranch RMP Preserve land on-site, which will be conveyed to the Otay Ranch Preserve Owner/Manager (POM) and become part of the 11,375-acre RMP Preserve. The Proposed Project is also anticipated to convey approximately 350 acres of off-site RMP Preserve land to the POM, consistent with the RMP preserve conveyance obligation. In accordance with the Otay Ranch RMP, preserve lands are to be conveyed to the POM for permanent protection and management in conjunction with the approval of each final map within Otay Ranch. An Energy Conservation Plan was prepared for the Project that provides that solar panels and other features would be installed on all single-family homes to achieve Net Zero Energy. In addition, all building would be designed, at a minimum to meet the California 2016 Title 24 Building Energy Efficiency Standards. Water conservation is maximized through implementation of strategies and measures in the Water Conservation Plan and Energy Conservation Plan prepared for the Project. The Project also incorporates Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units and the installation of 10 level-2 EV charging stations within the Mixed-Use Site and public parks. Private swim clubs would also be designed to include photovoltaic systems. A Fire Protection Plan was prepared for the Project that establishes a 100' Fuel Modification Zone (FMZ) at the perimeter of the Project, outside of the RMP Preserve. The FMZ will be planned and managed to reduce fire intensity, slow fire spread and minimize the spread of flames into/from the Proposed Project. The Fire Protection Plan includes restrictions on plant palette, plant height and spacing within the FMZ and requires ongoing maintenance and management. The Project would also include a Transportation Demand Management (TDM) Program focused on promoting mobility alternatives to private vehicle trips (e.g., single occupancy trips).	

County General Plan		
Policy	Project Conformance	Conformance Conclusion
	The Project would provide improvements such as bicycle racks along major transportation corridors within public parks and the mixed-use site. In addition, the Project Applicant would coordinate with SANDAG/MTS to provide homeowners with educational materials regarding commute programs (carpool, rideshare, etc.) and encourage SANDAG to provide transit services to the Project. The Project has identified the location of a potential future transit stop within the Village 14 core area and is committed to implementing Project Design Features, including installing a total of 10 electric car charging stations within the mixed use site and public parks, The project's TDM Program would result in reduction in both internal vehicle trips (trips that stay within the Project) and external vehicle trips (trips that leave and return to the Project). The Project is proximate to employment centers within the South San Diego County Subregion. In addition, the Project has convenient access to existing freeways, arterials and local roads connecting to several neighboring cities. The Project is less than one mile from the City of Chula Vista, and approximately five miles from the Cities of National City, San Diego, Lemon Grove and La Mesa. The number of dwelling units on the Project Site would increase tax revenues from residential and commercial uses, support employment of construction workers, and reduce per capita costs for provision of public services. Additionally, permanent jobs would be created by the build-out of the Village Core (commercial/retail, school site and public parks) component of the Proposed Project. General employment statistics include the following: ▪ The Project Site is well situated to place a range of housing opportunities close to existing employment centers. Specifically, the Project Area is within the Otay Ranch master-planned community and adjacent to the Eastlake Business Park, which are planned for approximately 962 acres of commercial/retail/office/industrial/business/technology/ innovation land representing approximately 19.5 million square feet. ▪ The Project is located approximately 3 miles from direct access to SR-125 and 8 miles from I-805, providing regional access to existing job centers in the neighboring cities. There are an estimated 80,438 jobs within the Chula Vista and Otay Mesa areas.[1] ▪ The Project will generate approximately 150-200 construction jobs per year during build-out. ▪ The Project will generate approximately 80 permanent jobs per year at buildout and beyond. ▪ In terms of existing employment growth, SANDAG estimates that employment within the South County Metropolitan Subregional Plan area is 102,808 jobs. SANDAG estimates an 83% percent increase in employment within this Subregional	

[1] The Census Bureau Longitudinal Employer-Household Dynamics program, https://lehd.ces.census.gov/, 2015

County General Plan		
Policy	Project Conformance	Conformance Conclusion
	plan area from 2012 through 2050. The South County Metropolitan Subregional Plan area is forecasted to grow at a faster rate than both the County unincorporated areas and the entire County (incorporated and unincorporated). This neighborhood is anticipated to experience larger growth rate in employment. To promote the state's goals for sustainable communities and GHG reduction, the project's development plan complies with the critical objectives and mandates of Assembly Bill (AB) 32 and Senate Bill (SB) 375 by providing: (a) a mix of housing types and choices in neighborhoods that support a wide range of mobility options with parks, a school site, and commercial/retail uses near housing; (b) a variety of recreational opportunities including active and passive parks with a multi-purpose community pathway and pedestrian trails that connect the residential neighborhoods; and (c) mobility alternatives for residents that reduce energy consumption, air pollution, noise and greenhouse gas emissions. In summary, the arrangement of land uses, including public and private parks, commercial/retail uses, and the school site combined with the mix of housing types, walkable and bicycle-friendly neighborhoods, a multi-use pathway and pedestrian trails, preserved native habitat and open space, promote the health and sustainability of residents, guests and employees. The Project is also well situated to provide a wide variety of housing opportunities close to existing and planned regional employment centers. Finally, the Project is well served by existing and planned infrastructure and services and would provide alternatives to driving both within and to/from its neighborhoods and to nearby off-site transit routes and a potential on-site transit stop.	
3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.	The Otay Ranch GDP/SRP amended the boundaries between the Jamul/Dulzura Subregional Area and the Otay Subregional Area and transferred the Proposed Project into the boundaries of the Jamul/Dulzura Subregional Plan. However, due to the size and complexity of the Otay Ranch, the policies governing the development of the Otay Ranch areas within the Jamul/Dulzura planning boundaries have been placed in Volume 2 of the Otay Subregional Plan text. The unincorporated community of Jamul is located northeast of the Proposed Project. The Proposed Project is near the incorporated cities of Chula Vista, National City, Lemon Grove, La Mesa and San Diego. Access to the Proposed Project is provided via Proctor Valley Road which connects to Hunte Parkway, Melody Lane, SR-125 and SR-94. Existing communities near the Proposed Project include the City of Chula Vista and the rural community of Jamul, located within the unincorporated San Diego County. Existing communities in Chula Vista include Eastlake, Rolling Hills Ranch and Bella Lago. The community of Jamul is northeast of the Proposed Project. Jamul has a population of 6,163 and is predominantly a rural residential community comprised of larger lots, many with equestrian uses. Jamul also has limited commercial/retail uses which serve local	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
	residents. The City of Chula Vista is the second largest city in San Diego County with a population of 243,916. Several large established master planned communities comprised of single-family homes, RMP Preserve open space, parks and a completed transportation network are located west of the Proposed Project within the City of Chula Vista. The Proposed Project includes improvements to Proctor Valley Road and the extension of a regional trail (Community Pathway) along Proctor Valley Road which connects to the existing pedestrian trail system within the City of Chula Vista. To reinforce the vitality, local economy and individual character of existing neighborhoods, communities and surrounding land uses, the Proposed Project incorporates a variety of land uses. Like the surrounding communities, the Proposed Project provides a range of housing types and lot sizes, which implements the "transitional village" concept and incorporates commercial/retail uses in a mixed-use setting, a public safety site and a school site within the Village 14 Village Core,. The Village Core would provide employment opportunities and the mix of uses within the Proposed Project will reinforce and enhance the vitality and local economy of the existing communities and land uses around the Project. The Proposed Project will support nearly 4,000 residents at build-out, a variety of local jobs within and as a result of the Proposed Project and a school site which will help support the surrounding local economy. In addition, residents, employees, and parents will shop in local stores and markets. The Otay Ranch GDP/SRP community character was based on the agrarian theming of the Otay Ranch history. Community character will be reinforced through implementation of the Specific Plan which includes a Village Design Plan and Design Guidelines. The topography and natural beauty of Village 14 and Planning Areas 16/19 create an ideal setting for this "Old California" theme to be represented in architecture, landscaping, signage and lighting implemented throughout the Village Core, public/private parks and residential neighborhoods. Finally, the Project includes large blocks of open space preserve, which would become part of the Otay Ranch RMP Preserve/MSCP Preserve, connecting natural open space preserve areas within existing communities near the Proposed Project. These RMP Preserve open space areas are amenities for both the Proposed Project and existing communities. An extensive network of public and private parks, pedestrian trails and a Community Pathway with connections to RMP open space areas would be a connective thread between the Proposed Project's neighborhoods and surrounding communities. In addition, creating pedestrian and bicycle-friendly streets throughout the Proposed Project would benefit both the Proposed Project and existing communities by providing important regional links.	

County General Plan		
Policy	Project Conformance	Conformance Conclusion
4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.	The Proposed Project is consistent with the MSCP County Subarea Plan and Implementing Agreement as well as the Otay Ranch RMP. The Project would preserve and permanently protect a wide-range of natural resources and sensitive native habitats that support wildlife habitat and movement and provide connectivity between the on-site Otay Ranch RMP Preserve areas and existing, surrounding off-site open space areas with the same and similar habitat types. The Proposed Project's open space preserve areas would connect to open space located to the north, east and south. The Proposed Project implements environmental stewardship through the conveyance of over 776 acres of Preserve land to the Otay Ranch Preserve Owner/Management (POM), consistent with the Otay Ranch RMP Preserve conveyance obligation. POM Preserve management responsibilities include preserve maintenance and monitoring including fencing, signage, trash removal, prevention of runoff, weed and non-native vegetation abatement and biological monitoring of sensitive species and habitat types found within RMP Preserve areas. The Project would convey approximately 426.7 acres of on-site Otay Ranch RMP Preserve land, as well as approximately 350.1 acres of off-site Otay Ranch RMP Preserve land, for a total conveyance acreage of 776.8 acres. In addition to supporting native plant and wildlife species and their habitats, the Otay Ranch RMP Preserve areas within the Project Area would include a range of environmental features, including drainages, ridgetops and coastal sage scrub covered hills. The majority of the Otay Ranch RMP Preserve would consist of coastal sage scrub, dense chaparral and non-native grasslands, as well as some riparian vegetation communities. For more details on the RMP Preserve land within the Proposed Project, refer to DEIR Section 2.4, Biological Resources and Appendix K of the Biological Resources Technical Report.	Consistent

5. Ensure that development accounts for physical constraints and the natural hazards of the land.	Key natural features and constraints with the Project Site influenced the design of neighborhoods and the road network, including hills, ridgetops, drainages and sensitive native habitat areas. Consistent with the GDP/SRP and the General Plan which analyzed the physical constraints and natural hazards of the land, the Proposed Project has been designed to preserve many of the hills, ridgetops, drainages and, large contiguous blocks of native habitat by concentrating development into the less sensitive areas and designing internal roads to preserve as many key natural features as possible. See Guiding Principle 4 above. A Fire Protection Plan (FPP) (EIR, Appendix 3.1.1-2) has been prepared for the Proposed Project. In addition, a Wildland Fire Evacuation Plan (WFEP) (EIR, Appendix 3.1.1-3) has been prepared for the Proposed Project. The Proposed Project will be conditioned to comply with the requirements in the FPP and WFEP. The Proposed Project has designed to comply with the County's Fire Code, the County Subdivision Ordinance and the County's Wildland Fire and Fire Protection Guidelines. Buildings will include automatic fire sprinkler systems and will comply with the California Building Code, Chapter 7A. Buildings along the perimeter of the Proposed Project will be protected by a minimum of 100 feet of defensible space (100' Fuel Modification Zone) and fire-rated perimeter walls. In addition to the 100' Fuel Modification Zone, a wet zone between structures at rear property lines is required. Fuel Modification Zones within Planning Areas 16/19 will be specifically sited based on building locations. The Fuel Modification Zones would be maintained by the homeowner's association. The plant palette permitted within the Fuel Modification Zone has been reviewed and approved by a wildfire specialist. The FPP includes restrictions on plant height and spacing to further minimize the spread of flames. The Proposed project includes a public safety site which is anticipated to house a future onsite fire station and Sheriff's storefront facility. A Phase 1 Environmental Site Assessment (EIR, Appendix 3.1.1-1) was prepared for the Proposed Project which did not identify natural hazards risks within the Project Area. A Geotechnical Review of the Preliminary Tentative Map and Grading Plan identifies potential natural and man-made hazards related to site development, assesses the relative risk of such hazards and provides mitigation recommendations, as necessary. Based on the conclusions presented in the Geotechnical Review of the Preliminary Tentative Map and Grading Plan, no hazards have been identified at the Project Area whose risk cannot be mitigated to less than significant. The development is located and designed to protect property and residents from the risks of natural and man-made hazards.The Project would also be required to address any geologic conditions or hazards that exist or would arise through grading and development of the Project Site and with any off-site improvements. In addition, all roads, improvements, structures, and walls must be constructed in accordance with the requirements contained in the final geotechnical report or reports generated for these improvements. These grading and development-level reports, which are generated for the Project during the construction	Consistent.

County General Plan		
Policy	Project Conformance	Conformance Conclusion
	phases, contain detailed specifications and requirements for grading, road, utility, storm drain improvements, structures, and walls. The grading plans to reference the geotechnical report to ensure compliance with said report. The Geotechnical Engineer of Record must sign grading plans verifying compliance with the detailed requirements in such reports. Such reports address issues such as Site-specific soil conditions, remediation of any on-site geologic hazards or constraints in areas planned for development, and any seismic standards unique to the Project Site. The CEQA Drainage Study (EIR, Appendix 3.1.2-1) was prepared for the Proposed Project which included detailed hydrological analysis associated with on- and off-site improvements and to address any changes in impervious surface and natural drainage patterns that would result from the Proposed Project. During the construction phases of the Project, additional analysis and design of the project's various improvements will be required to ensure consistency with the design of grading and improvements shown on the Tentative Map and consistency with the drainage study prepared for the project. In summary, the Proposed Project would fully mitigate geologic, fire, flooding, and other natural hazards and constraints. See EIR Section 2.6, Geology, Soils, and Seismology, and Section 3.1.1 Hazards and Hazardous Materials.	
6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.	The Proposed Project would provide and support a multi-modal transportation network by providing a mix of housing types , commercial/retail uses, parks and recreation facilities, and a school site supported by a TDM Program including an internal pedestrian network comprised of the multi-purpose Community Pathway and pedestrian trails, bicycle lanes and bicycle-friendly streets, and multi-use trails In addition, the Proposed Project would provide educational services to homebuyers, residents and employees regarding the various mobility alternatives options available near the Proposed Project. The Proposed Project would be required to implement its TDM Program measures as conditions of development. The Proposed Project's TDM Program, would focus on available transit services within and near the City of Chula Vista which provide MTS transit services between the Mexico International Border, downtown San Diego and points into north County employment centers. The Proposed Project would support and reinforce the provision of public transportation in the South County Metropolitan Subregional Planning Area. In support of public transportation, the project applicant is also coordinating with MTS on a potential future transit stop within the Village 14 Village Core. With incorporation of these multimodal features and a commitment to support and coordinate with public transportation agencies, the Proposed Project would support a range of mobility alternatives to single occupancy vehicle trips.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.	A Greenhouse Gas Technical Report (EIR, Appendix 2.7-1) was prepared for the Proposed Project. In addition, a Water Conservation Plan (EIR, Appendix 3.1.2-3) and an Energy Conservation Plan (EIR, Appendix 3.1.9-1) were prepared. The Proposed Project would implement an environmentally sustainable community and reduce greenhouse gas (GHG) emissions that contribute to climate change through a variety of project planning and design features and mitigation measures. The Proposed Project has committed to offset its greenhouse gas emissions to achieve and maintain carbon neutrality (i.e. net zero emissions) for the Proposed Project. The Energy Conservation Plan identifies project design features that reduce energy demands of, and corresponding emissions from energy, (i.e. the built environment); mobile (i.e. light-duty cars and trucks); water and wastewater; solid waste; and construction. The Proposed Project includes Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units, and installation of a total of 10-Level 2 EV charging stations in the mixed-use site and parks. The Water Conservation Plan requires a complementary reduction in outdoor water usage through compliance with the County's Model Landscape Ordinance and grey water and rain water harvesting measures. In addition, the Proposed Project includes a water wise landscape palette. In terms of planning and design, the Proposed Project would feature walkable and bicycle-friendly neighborhoods and streets; a balance of housing types and other land uses including a school site and commercial/retail uses centrally located to encourage walking and biking; pocket, private and neighborhood parks distributed to place recreation facilities within ½ mile of all residences in Village 14, and a network of trails and pedestrian pathways that would interconnect the residential neighborhoods. The Proposed Project would comply with California Title 24 building and energy efficiency standards (e.g., the CalGreen Building Code and the California Energy Code); and will off-set 100% of the electrical energy usage on all single-family residences through the inclusion of solar panels. See EIR Section 2.7, Greenhouse Gas Emissions. The Proposed Project would locate new residents near existing and planned infrastructure, services, and employment and regional shopping centers in an environmentally sensitive, balanced development pattern while preserving large blocks of natural open space on site that connect to open space off site. For more information on the Project's connectivity and proximity to employment and regional shopping centers as well as how it fits within and benefits the neighborhoods, communities, and land uses that surround the Proposed Project, see Guiding Principles 2, 3, 4 and 6 above.	Consistent

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8. Preserve agriculture as an integral component of the region's economy, character, and open space network.	The Project Site does not presently support any agricultural or grazing uses. Consistent with the Otay Ranch GDP/SRP, the Proposed Project's includes Community Gardens Guidelines (see Village 14 Design Plan, Specific Plan, Appendix 5) which guide implementation of community gardens within individual neighborhoods to promote sustainable community-based agriculture. As provided in the Community Garden Guidelines, a Community Garden Committee would be formed to determine the level of interest and commitment of participants (residents). The Community Garden Committee would address issues associated with water, maintenance, liability, site coordination, standard enforcement and participation. These productive landscapes would be maintained by the Homeowners' Association and could add to the aesthetic appeal of the individual neighborhoods within the Proposed Project. By including Community Gardens in the Proposed Project, the availability of locally grown organic food sources would be enhanced, thereby contributing to the preservation of agriculture as an integral component of the region's economy, character and open space network.	Not Applicable.
9. Minimize public costs of infrastructure and services and correlate their timing with new development.	A requirement of the Otay Ranch GDP/SRP is to correlate facilities and services timing with new development by preparing a Public Facilities Finance Plan (PFFP) (Specific Plan, Appendix 4) for each specific plan. A PFFP was prepared for the Proposed Project to address the demand, adequacy, cost/funding and construction and maintenance responsibilities associated with planned public facilities and services associated with the Proposed Project. The PFFP analyzes 13 required facilities and services, including drainage, sewerage, transportation systems, urban runoff, water, civic, fire, law enforcement, library, parks and recreation, schools and animal control. The PFFP includes a Fiscal Impact Analysis that projects the Proposed Project generates net revenues to the County General Fund. The Proposed Project would be conditioned to work with the County and public agencies to provide new and expanded infrastructure, facilities, and public services necessary to serve the Proposed Project. New infrastructure, facilities and services would be sized to serve the Proposed Project. The Proposed Project would be conditioned to deliver, construct and/or fund improvements in conjunction with project development phases. The payment of impact fees or the equivalent would be required at the time of building permit issuance. Refer to EIR Sections, 2.9, Transportation and Traffic; 3.1.6, Public Services; 3.1.7, Recreation; and 3.1.8, Utilities and Service Systems.	Consistent
10. Recognize community and stakeholder interests while striving for consensus.	Significant outreach has been made to a number of stakeholders, including agencies, districts, community groups and the public. The Project Applicant has regularly met with the Jamul/Dulzura Community Planning Group to solicit their input. The County held a	Consistent

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	public scoping meeting to determine the scope of the environmental document. A CEQA-compliant 45-day public review period was completed to solicit additional public input as part of the County's environmental review process. Finally, the County will conduct public hearings as part of the approval process of the Proposed Project.	
Conservation and Open Space Element		
GOAL: COS-1 Inter-Connected Preserve System. A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.		
Policies		
COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.	The Proposed Project implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Proposed Project is the designation of 426.7 acres of RMP Preserve land which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. RMP Preserve lands are consistent with the County MSCP Subarea Plan. The Proposed Project may be required to meet additional mitigation requirements. See EIR section 4.1.4. – Biological Resources, for additional details. Two open space corridors extend through the Project Area to establish a valuable habitat connection between the MSCP County Subarea Plan Preserve, the City of Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties." These open space corridors contain natural habitats, including vernal pools and coastal sage scrub.	Consistent
COS-1.2 Minimize Impacts. Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable.	The Proposed Project development footprint is consistent with the Otay Ranch GDP/SRP, RMP and County MSCP Subarea Plan. To minimize impacts related to the construction of public infrastructure, the Proposed Project includes an amendment to the Otay Ranch GDP/SRP to eliminate the portion of Proctor Valley Road within Planning Area 16 (within the Applicant's ownership and to reclassify Proctor Valley Road from a 4-Lane Major Road to a 2-Lane Light Collector. By narrowing the Proctor Valley Road ROW, impacts to both the MSCP County Subarea Plan and City of San Diego MSCP Cornerstone lands are minimized. Approximately 1,650 feet of Proctor Valley Road between the South and Central Proctor Valley Village areas will be realigned to the east to provide a 100' buffer from the vernal pools located within City of San Diego "cornerstone" properties. In addition to the LDAs within Planning Area 16, Limited Building Zones (LBZ) are established on the private lots which preclude structures where the required fuel management zones are not achievable. This provides an additional buffer between development and the RMP Preserve.	Consistent

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COS-1.3 Management. Monitor, manage, and maintain the regional preserve system facilitating the survival of native species and the preservation of healthy populations of rare, threatened, or endangered species.	The RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista, in their capacity as the Otay Ranch RMP Preserve Owner/Manager (POM). The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. A similar CFD funding mechanism will be formed by the County for the Proposed Project. Consistent with the RMP, the Proposed Project will convey RMP Preserve land at a ratio of 1.188 acres of RMP Preserve land for one acre of development area. The Preserve Conveyance Obligation will be met in conjunction with the approval of each final map within the Proposed Project. To date, all Otay Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD No. 97-2) formed within the City of Chula Vista, the only such fully-funded and managed regional preserve within the MSCP Preserve system. A similar CFD funding mechanism will be formed by the County for the Proposed Project. Consistent with the RMP, the Proposed Project will convey RMP Preserve land to the POM at a ratio of 1.188 acres of RMP Preserve land for one acre of development area, less common use areas. The Preserve Conveyance Obligation will be met in conjunction with the approval of each final map within the Proposed Project.	Consistent
COS-1.4 Collaboration with Other Jurisdictions. Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals.	Otay Ranch, including the Otay Ranch RMP Preserve, was jointly planned by the County of San Diego and City of Chula Vista. The Otay Ranch RMP Preserve was designed to preserve the most sensitive habitat and species and create a regional reserve system connected by wildlife corridors. The Otay Ranch Resource Management Plan preservation standards meet or exceed most of the MSCP County Subarea Plan preservation standards. The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista, in their capacity as the POM. The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. The City of San Diego Site Development Permit process facilitates coordination and collaboration of planned MSCP facilities. Both the City of Chula Vista and City of San Diego will process site development permits for planned MSCP facilities, including Proctor Valley Road.	Consistent
COS-1.6 Assemblage of Preserve Systems. Support the proactive assemblage of biological preserve systems to protect biological resources and to facilitate development through mitigation banking opportunities.	The Otay Ranch Phase 2 Resource Management Plan requires that 1.188 acres of land must be conveyed to the Otay Ranch POM for every developable acre concurrent with final map approval. As such, development of Otay Ranch within the County of San Diego and City of Chula Vista, including the Proposed Project, ensures dedication of the Otay Ranch RMP Preserve system into public ownership at no cost to the public.	Consistent
COS-1.7 Preserve System Funding. Provide adequate funding	The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. To date, all Otay	Consistent.

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for assemblage, management, maintenance, and monitoring through coordination with other jurisdictions and agencies.	Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD 97-2) formed by the City of Chula Vista, the only such fully-funded and managed regional preserve within the MSCP system. A similar CFD funding mechanism will be formed by the County for the Proposed Project. Through the Preserve Conveyance process outlined in the Phase 2 RMP, development of Otay Ranch ensures dedication of land within the Otay Ranch RMP Preserve system into public ownership at no cost.	
COS-1.8 Multiple-Resource Preservation Areas. Support the acquisition of large tracts of land that have multiple resource preservation benefits, such as biology, hydrology, cultural, aesthetics, and community character. Establish funding mechanisms to serve as an alternative when mitigation requirements would not result in the acquisition of large tracts of land.		Not Applicable
COS-1.9 Invasive Species. Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.	Consistent with RMP requirements, the Preserve Edge Plan evaluates the design, function and intent for the 100' Preserve Edge, the outer-most 100' of development adjacent to the RMP Preserve. The Preserve Edge Plan also provides an Approved Plant List that limits the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced native plants.	Consistent.
COS-2.1 Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.	The Project Area is within the MSCP County Subarea Plan and is consistent with the limits of development in the MSCP County Subarea Plan and Otay Ranch GDP/SRP. The Proposed Project includes the designation of 426.7 acres of RMP Preserve land on-site which will be conveyed to the POM and become part of the Otay Ranch 11,375-acre RMP Preserve. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. Consistent with the Otay Ranch RMP Preserve lands are conveyed to the POM for permanent protection and management in conjunction with the approval of each final maps within Otay Ranch. The Proposed Project may be required to meet additional mitigation requirements. See EIR section 4.1.4. – Biological Resources, for additional details.	Consistent

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GOAL COS-2 Sustainability of the Natural Environment. Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.		
Policies		
COS-2.1 Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate. The preservation of existing native plants and the planting of a variety of native (genetically locally adapted) or compatible non-native, non-invasive plant species enhance wildlife habitat areas.	The Project Area is within the MSCP County Subarea Plan and is consistent with the limits of development in the MSCP County Subarea Plan and Otay Ranch GDP/SRP. The Proposed Project includes the designation of 426.7 acres of RMP Preserve land on-site which will be conveyed to the POM and become part of the Otay Ranch 11,375-acre RMP Preserve. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. Consistent with the Otay Ranch RMP Preserve lands are conveyed to the POM for permanent protection and management in conjunction with the approval of each final maps within Otay Ranch. The Proposed Project may be required to meet additional mitigation requirements. See EIR section 4.1.4. – Biological Resources, for additional details.	Consistent
COS-2.2 Habitat Protection Through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	The MSCP County Subarea Plan Implementing Agreement identifies mitigation for Otay Ranch to be the 11,375 Otay Ranch RMP Preserve. These habitat preservation plans preserve the most sensitive natural resources within the Project Area. The Specific Plan implements the Otay Ranch RMP, which designates 11,375 acres of RMP Preserve land within Otay Ranch. The Village 14 development footprint has been designed to avoid impacts to coastal sage scrub, San Diego fairy shrimp and vernal pools and coastal sage scrub. Planning Area 16 has been designed to incorporate Limited Development Areas (LDAs) which will include conservation easements within private lots. In addition, two open space corridors extend through the Project Area to establish habitat connections between the MSCP County Subarea Plan Preserve, the Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties."	Consistent
GOAL COS-3 Protection and Enhancement of Wetlands. Wetlands that are restored and enhanced and protected from adverse impacts.		
Policies		
COS-3.1 Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.	The Proposed Project development footprint preserves the most sensitive wetlands onsite (the R-5 vernal pool complex) and provides a minimum 100' buffer. Further, by implementing modifications to the alignment and narrowing Proctor Valley Road, impacts to City of San Diego "Cornerstone" properties and wetlands are avoided and mitigation for residual impacts is provided.	Consistent

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COS-3.2 Minimize Impacts of Development. Require development projects to: • Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and • Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.	The Proposed Project EIR includes mitigation for impacts on jurisdictional wetlands and water of the United States, as outlined in the Biological Technical Report. The Proposed Project avoids impacts to vernal pools, including any impacts associated with discharges, dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing. The Preserve Edge Plan establishes a plant palette for the 100' Preserve Edge which restricts the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced native plants.	Consistent
GOAL COS-4 Water Management. A balanced and regionally integrated water management approach to achieve the long-term viability of the County's water quality and supply.		
Policies		
COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.	Water conservation is maximized through implementation of strategies identified in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans include residential graywater and collection of rain water techniques. The Proposed Project requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.	Consistent
COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	Water conservation is maximized through the preparation of a Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Proposed Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.	Consistent
COS-4.3 Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could	Stormwater filtration and/or infiltration facilities are not proposed within the Proposed Project due to low infiltration capacity of the surrounding ground. Biofiltration basins are proposed for pollutant treatment of storm water and will be equipped with impervious liner. There are no septic sewer systems anticipated within the Proposed Project.	Consistent

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cause septic system failures, moisture damage to building slabs, and/or other problems.		
GOAL COS-5 Protection and Maintenance of Water Resources. Protection and maintenance of local reservoirs, watersheds, aquifer-recharge areas, and natural drainage systems to maintain high-quality water resources.		
Policies		
COS-5.2 Impervious surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation. Impervious surface area impairs groundwater recharge and contributes to stormwater runoff and heat retention.	Site design, drainage and biofiltration basin source control measures are proposed for the Proposed Project to aid in the reduction of pollutants and storm water runoff and intensity/volume. In addition, the park-to-park loop includes pervious pavement along the pedestrian facility. The public rural streets within Planning Area 16 includes a pedestrian walkway comprised of D.G. surface improvements. Residential driveways will also be pervious payment, where appropriate.	Consistent
COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	The Proposed Project retains natural drainages in areas which are not impacted by development to the maximum extent practical to protect downslope areas. Drainage and urban runoff from the developed portions of the Proposed Project will drain to discharge locations via an internal storm drain system and will outlet to biofiltration basins which will address water quality and hydromodification prior to discharging into the downstream existing natural drainages.	Consistent
COS-5.5 Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources. Protecting reservoir water quality requires that the quality of the water entering the reservoirs is maintained or improved. Pollutants of high concern are nutrients and related algae, total organic carbon, and total dissolved solids.	First flush and dry weather runoff from developed areas will be diverted to biofiltration basins prior to discharge into the downstream existing natural drainages. Runoff conveyed in the storm drain systems will be treated in compliance with RWQCB regulations and federal criteria prior to discharging to natural watercourses, including implementation of post-construction best management practices.	Consistent
GOAL COS-7 Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.		
Policies		
COS-7.1 Archaeological Protection. Preserve important	A project-specific Cultural Resources Report included a survey and evaluation program which concluded that no significant	Consistent

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archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources. The importance of archaeological resources must be evaluated from the perspective of the affected community, including local tribes, in addition to the definitions contained in the California Public Resources Code. Input from the affected community on the importance of cultural resources through the consultation process is important in determining what resources should be preserved and what constitutes appropriate mitigation.	archaeological resources lie entirely within the project area. The report identified 42 sites, one historic structure, and 11 isolates were subject to evaluation excavations and no significant archaeological deposits were identified within the 3,128-acre survey area. One site (CA-SDI-12397) is partially in the Project Area but is located primarily within State-owned lands. Due to access restrictions associated with its location, this site has not been directly evaluated. Nevertheless, the site is presumed to be eligible for listing in the CRHR and local register. If the site cannot be avoided, mitigation measures, including data recovery, will be implemented to reduce impacts to that resource to a less than significant level.	
COS-7.2 Open Space Easements. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources. Avoidance of archaeological resources is normally achieved through the design of the development project in conjunction with the use of open space easements that protect the resources. If complete avoidance is not possible, other forms of mitigation, including data recovery excavations and the incorporation of archaeological features into the project design on a case-by-case basis may be appropriate. The determination of what constitutes adequate mitigation should be based on meaningful consultation with the affected community, including local tribes.	As described above under Policy COS-7.1, one archeological resource site (CA-SDI-12397) is partially in the Project Area. If the site cannot be avoided, mitigation measures, including data recovery, will be implemented to reduce impacts to that resource to a less than significant level.	Consistent
COS-7.3 Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner. The determination of what constitutes appropriate treatment and	The project-specific Cultural Resources Report includes mitigation requiring the presence of a certified archaeologist during grading activity to ensure any important archaeological resources discovered are not lost or destroyed. Any such artifacts are required to be curated.	Consistent

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preservation of archaeological collections should be based on existing federal curation standards in combination with consultation with the affected community, such as the tribes. Many collections should be placed in a local collections curation facility that meets federal standards per 36 CFR Part 79. The proper storage and treatment of these collections should also be based on consultation with the affected community, such as the tribes. In addition, existing federal and state law governs the treatment of certain cultural items and human remains, requires consultation, and in some circumstances, repatriation. The County is committed to conduct an inventory of collections it holds or are held by cultural resources consulting firms.		

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COS-7.4 Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources. Consultation should take place with the affected communities concerning the appropriate treatment of cultural resources, including archaeological sites, sacred places, traditional cultural properties, historical buildings and objects, artifacts, human remains, and other items. The County is required by law, Senate Bill 18 Protection of Traditional Tribal Cultural Places (SB-18), to consult with the appropriate tribes for projects that may result in major land use decisions including General Plans, General Plan Amendments, Specific Plans and Specific Plan Amendment. In addition to these types of permits, it is County policy to consult with the appropriate tribes on all other projects that contain or are likely to contain, archaeological resources. Consultation may also include active participation by the tribes as monitors in the survey, testing, excavation, and grading phases of the project.	California Assembly Bill (AB52), which took effect July 1, 2015, establishes a consultation process between California Native American Tribes and lead agencies to address tribal concerns regarding project impacts to "tribal cultural resources" (TCR) and mitigation for such impacts. The Local and Tribal Intergovernmental Consultation process, embodied in Senate Bill (SB) 18, was signed into law in September of 2004 and took effect on March 1, 2005. SB 18 establishes responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American Tribes. The NAHC did not identify any resources in their Sacred Lands File and specifically recommended contacting the Campo Band of Diegueño Indians and provided a list of other tribal contacts which should be contacted regarding the Proposed Project. Letters were sent to each of the contacts on May 16, 2016. To date, only the Jamul Indian Village has responded. In a letter dated December 12, 2016, the Tribe requested that it be informed of any resources discovered, and requested copies of reports, records searches, site records, and SLF search results. The Tribe also requested to participate in formal government-to-government consultation for the Project. On January 31, 2017, Dudek provided the Tribe with an update regarding the Proposed Project EIR and that surveys and evaluations were being prepared. This was followed up by an on-site visit on September 12, 2017. This consultation meeting was attended by the County, the Applicant, Dudek and representatives of three Kumeyaay tribes: Santa Ysabel, Campo and Jamul. In addition to the contacts made by Dudek, the County is conducting formal consultation with Native American representatives in the area. Tribal correspondence document can be found in Appendix D of the Cultural Resources Report.	Consistent

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COS-7.5 Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations. Human remains, including ancestral Native American remains, should be left undisturbed and preserved in place whenever possible. For most development permits, this is required by the County's Resource Protection Ordinance. In the event that human remains are discovered during any phase of an archaeological investigation, the requirements of State and local laws and ordinances, including notification of and consultation with appropriate tribal members, must be followed in determining what constitutes appropriate treatment of those remains.	No human remains were found as part of the Archaeological research and site evaluations; however, the study includes a mitigation measure should human remains be discovered during construction of the project. If any human remains are discovered, the property owner or his/her representative shall contact the County Coroner and the PDS staff archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the property owner or his/her representative to determine proper treatment and disposition of the remains.	Consistent
GOAL COS-9 Educational and Scientific Uses. Paleontological resources and unique geologic features conserved for educational and/or scientific purposes.		
Policies		
COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.	The Paleontological Study includes mitigation measures requiring the presence of a certified paleontologist during grading activity to ensure any important paleontological resources discovered are not lost or destroyed.	Consistent
COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.	The project-specific Cultural Resources Report did not identify any unique geologic features on site.	Consistent
GOAL COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.		
Policies		

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COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	Scenic values extend through Proctor Valley. Views of the Arroyo, San Miguel and Jamul Mountains, as well as Upper Otay Reservoir support the classification of Proctor Valley Road as County-designated Scenic Highway. To protect this scenic resource, the project includes design criteria regulating landscaping, building heights, and setbacks of buildings. Further, the alignment of Proctor Valley Road seeks to preserve significant outcroppings and landforms and preserve views to the Upper Otay Reservoir. Five roundabouts are located at key neighborhood entries along Proctor Valley Road and create vista points through aesthetically pleasing designs that include specimen trees and low walls comprised of natural materials and colors, lighting and community signage. Due to surrounding hills and landforms, Proctor Valley is generally not visible from adjacent areas. However, primary views are generally from existing development within the City of Chula Vista.	Consistent
COS-11.2 Scenic Resource Connections. Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.	Proctor Valley Road is County-designated Scenic Roadway. Minor modifications are proposed to minimize impacts (realignment) to adjacent sensitive resources through Proctor Valley. A 10' Community Pathway is proposed along Proctor Valley Road, which connects with the regional trail system within the City of Chula Vista and Jamul to the north.	Consistent
COS-11.3 Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following: • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character • Creation of contiguous open space networks	The Proposed Project includes design criteria regulating landscaping, building heights, and setbacks of buildings. The Development Regulations and Zoning requires Parcel-specific Site Plan review prior to building permit issuance. The Village 14 Design Plan establishes guidelines to create a cohesive vision for Village 14. Site planning within the Village Core District is comprised preparation of Site-specific Site Plans which will establish the development program, facilities, site design, parking, architecture and landscaping for land uses within the Village Core District that require preparation of a Site Plan (the Mixed-Use Site). The Planning Areas 16 and 19 Design Guidelines establish guidelines for the architectural design of homes and ancillary structures, fencing, landscaping and grading.	Consistent

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Potential measures for promoting scenic compatibility may include limiting or avoiding soundwalls, placing utilities underground, minimizing grading, and providing scenic vista points.	Proctor Valley Road is proposed to be generally maintained in its current alignment through the center of Proctor Valley. A minor realignment is proposed in the southern segment to minimize impacts to vernal pools. The northern segment of Proctor Valley Road will be realigned in the Otay Ranch GDP/SRP to generally conform to the County General Plan alignment, which will avoid impacts to areas designated RMP Preserve in the Proposed Project. Development adjacent to the road, on the east and north sides, is buffered by landscaped slopes. Where the project is adjacent to undeveloped open space areas, views to the San Miguel and Jamul Mountains are provided. The Village Core is centrally located within the natural valley floor. The largest lots are planned along the perimeter of the Project Area, adjacent to RMP Preserve areas. Since the Otay Ranch GDP/SRP was adopted in 1993, ownership within the Otay Ranch has been fragmented; however, the Land Use Plan has remained intact.	
COS 11.7 Underground Utilities. Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies. The concept of "undergrounding" in the initial phases of a project not only increases the aesthetic value of the surrounding viewshed, but can also reduce costs in the long run since less infrastructure is exposed to the elements.	Utilities are planned to be undergrounded within the Proposed Project to maintain view-sheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies. Existing power line traversing the Project Area will remain in place.	Consistent
GOAL COS-12 Preservation of Ridgelines and Hillsides. Ridgelines and steep hillsides that are preserved for their character and scenic value.		
Policies		
COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.	Topography on site ranges from gently sloping terraces to moderately steep existing natural slopes approaching 1:1 (horizontal to vertical) slope inclinations. The steeper portions of the Project Area are in the north and east where development is restricted to ridgetops. These steeper portions (Planning Areas 16 and 19) are proposed at lower density one-acre estate and over two-acre ranchette lots, consistent with rural and semi-rural designations. Many steep slopes remain in the RMP Preserve.	Consistent
COS-12.2 Development Location on Ridges. Require development to	The Proposed Project is consistent with areas designated for both development and preservation in the Otay Ranch GDP/SRP and	Consistent

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preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.	RMP. Steep slope resources are preserved consistent with the RMP standard to preserve 83% of steep slopes Otay Ranch-wide.	
GOAL COS-13 Dark Skies. Preserved dark skies that contribute to rural character and are necessary for the local observatories.		
Policies		
COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.	The Village Design Plan and Design Guidelines require that lighting be shielded downward such that no light is transmitted across a property line and utilize low watt bulbs or LED lighting. The Preserve Edge Plan further restricts lighting adjacent to the Preserve to reduce indirect lighting impacts and comply with the County of San Diego Code of Regulatory Ordinances, Section 51.201-51.209, and Light Pollution Code.	Consistent
GOAL COS-14 Sustainable Land Development. Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs [greenhouse gases] through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment. [See also Goal LU-6].		
Policies		
COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	The Proposed Project locates school and park uses in proximity to residential areas to encourage pedestrian and bicycle travel as an alternative to the automobile. Bike lanes and the Community Pathway as well as the internal park to park loop system and DG walkway within Planning Areas 16 provide alternative travel modes to reduce emissions.	Consistent
COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.	The Proposed Project has a mix of land uses including a centrally-located Village Core comprised of an elementary school site, Village Green (neighborhood park). Village Square Mixed-Use Site and a public safety site. Pocket pedestrian parks are distributed through residential neighborhoods to provide convenient access to active and passive recreation facilities. Bike lanes, the Community Pathway and the internal park-to-park loop network connect these uses and provide alternative travel modes to reduce emissions. In addition, 5-foot wide DG walkways are provided along the Public and Private Rural Residential Roads within Planning Area 16. The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park.	Consistent

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COS-14.3 Sustainable Development. Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources.	The Specific Plan includes both an Energy Conservation Plan (see Appendix 3) and a Water Conservation Plan (see Appendix 6). The Energy Conservation Plan identifies the suite of regulatory standards and project design features that reduce the energy demands of, and corresponding emissions from, the following Project-related sources: (a) energy (i.e., the built environment); (b) mobile (i.e., light-duty cars and trucks); (c) water and wastewater; (d) solid waste; and, (e) construction. The Proposed Project include Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, a total of 10 Level 2 EV charging stations are to be installed with the parking lots in the Mixed-Use Site and public parks. All EV charging stations are subject to review and approval by the County. See Specific Plan, Chapter VI. H. Wireless Facility Implementation, regarding the siting of wireless facilities within the Proposed Project. The Water Conservation Plan, among other things, separately requires a complementary reduction in outdoor water usage through compliance with the Model Landscape Ordinance. The Water Conservation Plan also includes Grey Water and Rain Water Harvesting measures. The Proposed Project designated approximately 426.7 acres of RMP Preserve onsite, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. Together, and when combined with other land use design elements of the Specific Plan, both the Energy Conservation Plan and Water Conservation Plan ensure that the Project Proposed will result in sustainable development.	Consistent
COS-14.5 Building Siting and Orientation in Subdivisions. Require that buildings be located and oriented in new subdivisions and multi-structure non-residential projects to maximize passive solar heating during cool seasons, minimize heat gains during hot periods, enhance natural ventilation, and promote the effective use of daylight.	As provided in the Energy Conservation Plan (see Specific Plan, Appendix 3), the Proposed Project has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible.	Consistent
COS-14.7 Alternative Energy Sources for Development projects. Encourage development projects that	As provided in the Energy Conservation Plan (see Specific Plan, Appendix 3), the Proposed Project will incorporate solar panels on single family residences to offset 100% of the electrical energy usage of those residences. Additionally, in accordance with the	Consistent

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use energy recovery, photovoltaic, and wind energy.	California Energy Commission's 2016 Title 24 standards or the standards in effect at the time of building permit issuance.	
COS-14.9 Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design. The recovered methane from landfills can be pumped through turbines to generate power. This provides a mutual benefit by generating energy and reducing the amount of CO_2 and methane being released from landfills. Other uses for closed facilities include photovoltaic (solar) panels, wind, and microturbines, as appropriate for the area they would be located in.	Please see discussion of COS-14.7 above for a discussion of the Project's renewable energy commitments. Additionally, the Energy Conservation Plan (see Specific Plan, Appendix 3) sets forth relevant regulatory standards and project design features that equate to best available control technologies and practices for purposes of reducing the emissions of GHGs and air pollutants. Section 2.3, Air Quality, of the Project's EIR also sets forth numerous mitigation measures that are consistent with industry-accepted best practices for the control of air pollutants. Including utilizing Tier 4 construction equipment (M-AQ-1, M-AQ-4), electrical powered equipment (M-AQ-6) and project design features including Zero Net Energy residences. Energy Improvement Standards, Energy Star Appliances, Solar Hot Water, EV Charging Stations and a TDM Program.	Consistent
COS-14.10 Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.	The Specific Plan's Energy Conservation Plan (see Appendix 3) identifies, as relevant project design features, the use of alternative fuels and electric and hybrid equipment during the Proposed Project's construction phase where feasible. Additionally, Section 2.3, Air Quality, of the Project's EIR sets forth numerous mitigation measures to minimize the emissions of air pollutants and GHGs associated with construction equipment. For example, the Project is required to utilize Tier 3 or better diesel engines in the construction fleet; on-site electrical hook-ups are to be provided to reduce the need for electric generators and fuel-powered equipment; and, all construction equipment shall be outfitted with best available control technology devices certified by the California Air Resources Board.	Consistent
COS-14.11 Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control. Plants use photosynthesis to remove carbon from the atmosphere by incorporating it into biomass and releasing oxygen into the atmosphere.	The Fire Protection Plan establishes a 100' Fuel Modification Zone around the perimeter of the Proposed Project. The Approved Plant List, FPP, Appendix H, for this FMZ includes drought tolerant, locally sourced native vegetation.	Consistent
COS-14.12 Heat Island Effect. Require that development be located and designed to minimize the "heat	The Proposed Project includes street-adjacent parkways landscaped with canopy trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, Site-	Consistent

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island" effect as appropriate to the location and density of development, incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees. Heat islands formed as urbanized areas replace natural land cover with pavement, buildings, and other infrastructure, resulting in significantly higher average temperatures than the rural areas surrounding them.	specific Site Plans for the Mixed-Use Site will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain.	
GOAL COS-15 Sustainable Architecture and Buildings. Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment.		
Policies		
COS-15.1 Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with green building programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants. Green building programs include the Leadership in Energy and Environmental Design (LEED) standards set by the U.S. Green Building Council, the Green Point Rated system standards set by Builditgreen.org, or equivalent programs.	The Specific Plan's Energy Conservation Plan (see Appendix 3) identifies the regulatory standards that will govern development of the Project's built environment, including the California Building Code's Title 24 Building Energy Efficiency Standards and California Green Building Standards. The Proposed Project also would exceed existing code requirements through the installation of energy-efficient residential appliances, exterior electric outlets, and on-site renewable energy that offsets 100% of the electrical energy usage of single-family residences.	Consistent
COS-15.4 Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.	Please see discussion of COS-15.1 above. As discussed therein, the Specific Plan's Energy Conservation Plan (see Appendix 3) includes project design features that exceed the requirements of Title 24.	Consistent
COS-15.6 Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.	The Specific Plan's Energy Conservation Plan (see Appendix 3) and Section 2.3, Air Quality, of the EIR identify the regulatory standards and project design features that will minimize the Proposed Project's impacts to air quality. Additionally, Section 2.3, Air Quality, of the EIR identifies numerous mitigation measures applicable to the Project's construction and operational phases that reduce the Project's impacts to air quality to the extent feasible.	Consistent

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COS-17 Sustainable Solid Waste Management. Perform solid waste management in a manner that protects natural resources from pollutants while providing sufficient, long term capacity through vigorous reduction, reuse, recycling, and composting programs.		
Policies		
COS-17.1 Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.	The Proposed Project will comply with the County's Solid Waste Recycling Ordinance. Accordingly, refuse collection service to the Project's residential and non-residential uses will include separate collection of recyclable and non-recyclable solid waste, and green waste.	Consistent
COS-17.2 Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.	Other than one existing metal structure, no demolition is planned as part of the Proposed Project as no other structures currently exist within the Project Area. The Proposed Project will comply with the County's Construction and Demolition Waste Recycling Ordinance ensuring that excess/waste construction materials are recycled in accordance with the County's minimum diversion requirements as contained in their ordinance.	Consistent
COS-17.6 Recycling Containers. Require that all new land development projects include space for recycling containers.	The Proposed Project will include space within garages or in side-yard setbacks for recycling containers.	Consistent
COS-19 Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.		
Policies		
COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.	The Specific Plan's Water Conservation Plan (see Appendix 6) requires a reduction in outdoor water usage through compliance with the County's Water Conservation in Landscaping Ordinance No. 10032 and the Water Efficient Landscape Design Manual. In addition, compliance with the California Green Building Code will further reduce indoor water usage. The Project also includes a drought-tolerant and water-efficient plant palette to minimize irrigation needs along landscaped parkways and manufactured slopes. (Please also see the related discussion in the Specific Plan's Energy Conservation Plan (see Appendix 3).) The HOA will be responsible for implementation of required water conservation measures in common landscaped areas, include private parks and swim clubs.	Consistent
COS-19.2 Recycled Water in New Development. Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs. A permit is required from the County Department	The Project Area is situated above Upper Otay Reservoir and therefore, is not proposing to use recycled water. The City of San Diego has not allowed the use of recycled water on properties that are tributary to its drinking water storage reservoirs.	Consistent

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of Environmental Health for the use of recycled water.		
GOAL COS-21 Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately 10 acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.		
Policies		
COS-21.1 Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.	The Specific Plan Parks, Recreation, Open Space, Preserve and Trails Master Plan includes 24.8 acres of public and private park land, including four public parks, ranging in size from 1.4 acres to 7.2 acres. Private park facilities include three swim clubs and pocket parks located within residential neighborhoods. The public and private park system provides a variety of recreational experiences, including active sport courts (soccer, basketball, and pickleball), parkour stations, open turf areas, community gathering space, picnic and BBQ facilities, tot lots, dog parks, a yoga pavilion, swim clubs with dining areas, outdoor game areas. In addition, the Proposed Project provides the 4.5-mile Community Pathway along Proctor Valley Road and a 3.0-mile internal park to park loop network which connects all the public and private parks. In addition, a D.G. walkway is planned along the Public and Private Rural Residential Roads within Planning Areas 16/19, providing a pedestrian network through the single-family neighborhoods.	Consistent
COS-21.2 Location of Parks. Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the "heart" of a community.	The Village Core is centrally located in the "heart" of the Proposed Project. The Village Core includes the Village Green public park. This recreation facility is adjacent to the planned elementary school site and public safety site. Additional public parks are planned within South and Central Proctor Valley as well as Planning Area 16. In addition, private recreational facilities and pocket parks are planned to provide parks and recreation facilities within walking distances of all residences in Village 14.	Consistent
COS-21.5 Connections to Trails and Networks. Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.	The Proposed Project provides a 4.5-mile Community Pathway along Proctor Valley Road and a 3.0-mile internal park to park loop. Village 14 provides park facilities within ½ mile of all residential neighborhoods. The park to park loop provides a connection between the parks and the Community Pathway. The 5-foot wide DG walkway along the Public Rural and Private Residential Roads within Planning Area 16 provides a pedestrian network within the single-family neighborhoods. A 1.4-acre public neighborhood park is also planned in Planning Area 16 to serve the rural community. In addition, bike lanes are provided on Proctor Valley Road to provide a west to east connection.	Consistent
Housing Element		
GOAL H-1 Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.		

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Policies		
H-1.6 Land for All Housing Types Provided in Villages. Provide opportunities for small-lot single-family, duplex, triplex, and other multi-family building types in Villages.	The Specific Plan includes a mix of lot sizes, including 11 single family lot sizes, and detached courtyard homes within Village 14. Planning Areas 16 and 19 include one-acre estate and two-acre ranchette lots. See H-1.7 for additional details.	Consistent
H-1.7 Mix of Residential Development Types in Villages. Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sizes.	As a Specific Plan Area, the Proposed Project includes 11 single family lots sizes, which are anticipated to accommodate approximately of 26 varied single-family plans. Lot sizes range from 4,250 sq. ft. to over 4 acres within Village 14. Village 14 also includes a site planned for detached courtyard homes, which may include four unique floorplans. Planning Areas 16 and 19 include one and two-acre minimum estate and two and three- acre average ranchette lots. In addition to the diversity of single family homes, the Mixed-Use site is planned to accommodate up to 10,000 sq. ft. of retail/commercial uses providing a unique building type and style. The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.	Consistent
H-1.8 Variety of Lot Sizes in Large-Scale Residential Developments. Promote large-scale residential development in Semi-Rural that include a range of lot sizes to improve housing choice.	Refer to H-1.7 for additional details. The variety of lot sizes and single-family product choice provides a wide range of choices for potential homebuyers. Gated communities within Village 14 create a unique setting for single family neighborhoods. The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.	Consistent
H-1.9 Affordable Housing through General Plan Amendments. Require developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible.	The project does not conflict with this policy. Consistent with other General Plan Amendment projects approved by the County Board of Supervisors since the adoption of the General Plan on August 3, 2011, the project does not include an affordable housing component as the County of San Diego does not have an inclusionary housing ordinance or other legal mechanism to require affordable housing units.	Consistent
Land Use Element		
GOAL LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.		
Policies		
LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map. [Refer to Guiding	The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. The Proposed Project's Regional Categories are Rural and Semi-Rural. In the General Plan, Table LU-1 (Page 3-11) (Land Use Designations and Compatible Regional Categories) indicates Specific Plan Area compatibility with all Regional Categories. The General Plan states that Regional Categories allow many different land use types to be	Consistent

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Principle 2 for an explanation of the Community Development Model.]	planned in a more unified, regional manner. As a result, they do not regulate allowed uses or intensities of individual development proposals. Where the Regional Categories represent a broad framework for the form and organization of development, the Land Use Designations are property-specific and identify the type and intensity of land uses that are allowed. Land use designations on the Land Use Map is Specific Plan Area which is compatible with the Rural and Semi-Rural Regional Categories. The Otay Ranch GDP/SRP approved a variety of density and land uses as outlined in Tables 5 and 7, including Low, Medium, Medium High, Mixed Use, Low-Medium Village, School and Parks in Village 14 and Very-Low density estates and ranchettes in Planning Areas 16/19.	
LU-1.2 Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]	The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Otay Ranch GDP/SRP "Land Use Plan provides for a balance of residential, employment and open space/recreation land uses sensitive to environmental condition, regional influences and adjacent communities." (Otay Ranch GDP/SRP, Page 66). The Proposed Project is identified as Village 14 and Planning Areas 16/19 in the Otay Ranch GDP/SRP and includes areas suitable for development and a large portion of the 11,375-acre area designated as the Otay Ranch RMP Preserve. Since the Otay Ranch GDP/SRP was adopted in 1993, ownership within the Otay Ranch has been fragmented; however, the Land Use Plan has remained intact. The Proposed Project is within the Otay Water District service boundaries and has been planned for sewer service per the Otay Ranch GDP/SRP Facilities Implementation Plan. The Proposed Project does not propose any changes to the existing General Plan land use designation or regional category.	Consistent
LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	Village 14 is defined as a Specialty Village in the Otay Ranch GDP/SRP and serves as a Transitional Village between the more intense uses within Chula Vista (i.e. the Rolling Hills Ranch gross density is 2.0 dwelling units per acre) to the south and the rural communities within Planning Areas 16, 19 and Jamul to the north. The Specific Plan establishes a land use pattern that includes a centrally located Village Core comprised of an elementary school site[1], the Village Green (neighborhood park) and the Mixed-Use Village Square (up to 10,000 sq. ft. of commercial/retail). The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility.	Consistent

[1] The Proposed Project identifies a site for a potential elementary school within the Village 14 core area. The Chula Vista Elementary School District will determine whether it is necessary to construct an elementary school on the Village 14 elementary school site.

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	The Community Pathway located along Proctor Valley Road connects the surrounding single-family homes to the Village 14 Core. An internal park-to-park loop connects residential neighborhoods to the public and private parks within the Village. A 5-foot DG walkway along the Public and Private Rural Residential Roads within Planning Area 16 provides a pedestrian network through single family neighborhoods. Consistent with the Otay Ranch RMP and MSCP County Subarea Plan, the Proposed Project also includes 426.7 acres designated RMP Preserve on-site, which will be conveyed to the POM and become part the 11,375-acre Otay Ranch RMP Preserve system. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve Land to the POM, consistent with the Preserve Conveyance Obligation. Planning Areas 16/19 are designated "Rural" and "Semi-Rural," respectively, preserving the rural character of the surrounding areas by providing estates and ranchette home sites.	
LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.	The County of San Diego and City of Chula Vista jointly processed and approved the Otay Ranch GDP/SRP in 1993. The Proposed Project is consistent with the adopted Otay Ranch GDP/SRP Land Use Plan. The Applicant is coordinating with the City of Chula Vista regarding the reclassification of Proctor Valley Road (approximately. 1,200 linear feet) from a 4-Lane Major Road to a Class II Collector within the City of Chula Vista's municipal boundaries. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Proposed Project, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Proposed Project will be required to annex into the San Diego County Sanitation District and sewer flows from the Proposed Project will be conveyed to the San Diego Metro System via the Salt Creek Interceptor.	Consistent

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LU-1.7 Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.	The General Plan "Specific Plan Area" Land Use Designation refers to the applicable Specific Plan for density information. The Specific Plan establishes the maximum permitted number of dwelling units within the Proposed Project (See Table, 1, Village 14 and Planning Areas 16/19 Land Use Summary Table) and is also consistent with the Otay Ranch GDP/SRP land uses.	Consistent
LU-1.8 Density Allocation on project Sites. Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation. [See applicable community plan for possible relevant policies.]	The Specific Plan, Chapter V. Implementation, includes provisions for shifting units from one planning area to another so long at the total authorized number of dwelling units is not exceeded.	Consistent
LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.	The Proposed Project has achieved the planned densities shown on the Land Use Map, as well as the densities established in the Otay Ranch GDP/SRP.	Consistent
GOAL LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.		
Policies		

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LU-2.1 Community Plans. Maintain updated Community Plans, as part of the General Plan, to guide development to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.	The Proposed Project is within the boundaries of the Jamul/Dulzura Subregional Plan (JDSP) and the Otay Ranch GDP/SRP. The JDSP was adopted August 3, 2011 and last amended December 14, 2016. The Proposed Project includes a rezone and amendments to the JDSP land use plan to correct County GIS mapping inconsistencies within the boundaries of the Rural Land Use Designation, which should exactly match the Otay Ranch GDP/SRP development boundaries. The Proposed Project does not include any other amendments to the JDSP aside from these mapping corrections. The vision for development within the Project Area is established in the Otay Ranch GDP/SRP. Village 14 is described a "Specialty Village" that also serves as a Transitional Village on the edge of South County's urban development within the City of Chula Vista. The Otay Ranch GDP/SRP describes Planning Areas 16/19 as a rural, low density residential community. The Proposed Project implements this vision by planning large lot estate and ranchette lot development adjacent to the rural community of Jamul. The Proposed Project includes Otay Ranch GDP/SRP amendments to reduce the width of Proctor Valley Road and realign it through Proctor Valley to minimize impacts to sensitive resources and maintain the rural character of the road. The Proposed Project also proposes to eliminate a portion of Proctor Valley Road within its ownership in Planning Area 16. Additional amendments generally clarify land use information within the Proposed Project.	Consistent
LU-2.2 Relationship of the Community Plans to the General Plan. Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with the General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.	The Proposed Project is within the boundaries of the JDSP and Otay Ranch GDP/SRP. The JDSP identifies the Otay Ranch project as a "Specific Planning Area" within its boundary. Due to its size and complexity, the development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the JDSP apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies in the Otay Ranch GDP/SRP shall take precedence. Therefore, it is not necessary to amend the JDSP to implement the Proposed Project. The Proposed Project includes amendments to the Otay Ranch GDP/SRP to realign and reclassify Proctor Valley Road and update the Village 14 and Planning Areas 16/19 descriptions, land use summary tables and land use maps, consistent with the Specific Plan. With these amendments, the JDSP and Otay Ranch GDP/SRP will be internally consistent with the General Plan.	Consistent

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LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	The rural community of Jamul is proximate to the Proposed Project. Consistent with the General Plan Regional Land Use Category, the JDSP and the Otay Ranch GDP/SRP, Village 14 is a lower density community comprised primarily of single family residential land uses that provide a transition between the rural development patterns to the north and east in Planning Areas 16/19 and Jamul and the edge of South County's urban development within the City of Chula Vista to the south and west. Consistent with the General Plan Regional Land Use Category, the JDSP and the Otay Ranch GDP/SRP Planning Areas 16/19 include large lot estate and ranchette lots in a rural setting. Proposed one and two-acre minimum and two and three-acre average lots are compatible with the existing rural residential character of Jamul.	Consistent
LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.	The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Specific Plan includes a variety of residential and non-residential land uses arranged to meet the County General Plan Guiding Principles, which generally provide for the development of land uses, investment in infrastructure and public services, and conservation of natural resources that enable the County's residents and businesses to enjoy a more sustainable environment, economy, well-being and health. The Proposed Project includes the development of a variety of single family lots, with an active lifestyle and wellness focus centered on an extensive connected series of public and private parks and trails network, with recreation facilities located within walking distance of all neighborhoods. The Proposed Project infrastructure includes the extension of Proctor Valley Road through the Proposed Project, connecting to existing improvement within the City of Chula Vista and the community of Jamul. Proctor Valley Road improvements include a series of five roundabouts, which serve as traffic calming measures by slowing traffic to 25 MPH through the roundabouts.	Consistent

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	In addition, the Proposed Project includes the preservation of 426.7 acres of natural resources on-site, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. The topography and natural beauty of the Proposed Project Area combined with the scenic roadway traversing the valley provide an ideal setting for the architectural forms, materials and architectural styles found in the historic towns of Old California. The Old California design theme will be implemented throughout the Village Core and residential neighborhoods to create a cohesive community character and theme, consistent with the Proposed Project rural setting. The land uses are consistent with the Regional Category and Specific Plan Area Land Use designations in the General Plan. Village 14 includes a village core containing village-serving land uses and lower density single family residential land uses, providing a Transitional Village between the urban limits of Chula Vista and the planned residential rural land uses in Planning Areas 16/19 and the existing rural community of Jamul. See Jamul/Dulzura Subregional Plan and Otay Ranch GDP/SRP Consistency Analysis.	
LU-2.5 Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities.	The Proposed Project perimeter is comprised of landscaped slopes creating a greenbelt edge surrounding the residential neighborhoods. In addition, the Project Area is located within the Otay Ranch, which includes an 11,375-acre RMP Preserve system.	Consistent
LU-2.6 Development near Neighboring Jurisdictions. Require that development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the neighboring jurisdiction is incompatible.	The Otay Ranch GDP/SRP describes Village 14 as a Specialty Village that also serves as a Transitional Village on the edge of South County's urban development within the City of Chula Vista. The Otay Ranch GDP/SRP describes Planning Areas 16/19 as a rural, low density residential community. The Proposed Project implements this vision by planning large lot estate and ranchette lot development adjacent to the rural community of Jamul.	Consistent
LU-2.7 Commercial Viability. Ensure that new commercial centers maintain or enhance the viability of existing commercial areas.	The Proposed Project includes a Mixed-Use Site with up to 10,000 sq. ft. of retail/commercial uses focused on meeting the needs of local residents. The closest existing commercial centers are located approximately three and five miles north/west of the Proposed Project within the Jamul Village and approximately three miles south of the Proposed Project within the City of Chula Vista (Rolling Hills Ranch and EastLake communities).	Consistent
LU-2.8 Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or	The Proposed Project includes measures to minimize significant impacts related to noise, vibration, dust, odor and aesthetics. These include M-N-1 through M-N-10, M-AQ-3, M-AQ-8, M-AE-1 and M-AE-2 and are described in detail in EIR Sections 2.1,	Consistent

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operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	Aesthetics Resources, Section 2.3, Air Quality and Section 2.8, Noise.	
GOAL LU-3 Diversity of Residential Neighborhoods. A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.		
Policies		
LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	The Proposed Project includes 11 single family lot sizes within 16 neighborhoods, which are anticipated to accommodate approximately 26 varied single-family floorplans. Lot sizes range from 4,250 sq. ft. to over 4-acres. The Proposed Project also includes a site planned for detached courtyard homes which may include four unique floorplans. The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.	Consistent
LU-3.2 Mix of Housing Units in Large projects. Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes. [See applicable community plan for possible relevant policies.]	The Proposed Project includes 11 lot sizes, are anticipated to accommodate approximately 26 varied single-family plans. Lot sizes range from 4,250 sq. ft. to over 4 acres. The Proposed Project also includes a site planned for detached courtyard homes which may include four unique floorplans.	Consistent
LU-3.3 Complete Neighborhoods. Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences. [See applicable community plan for possible relevant policies.]	The Proposed Project includes a Village Core located in the geographic center of the Village 14, within easy walking distance (1/2 to 1 mile) of most residents. The Village Core includes an elementary school site, the Village Green (neighborhood park) and the Mixed-Use Village Square (up to 10,000 sq. ft. of commercial/retail). The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility. The Proposed Project's pedestrian network is comprised of the Community Pathway located along Proctor Valley Road, an internal park-to-park look that provides pedestrian connectivity between the residential neighborhoods and park facilities, and a D.G. walkway along the Public and Private Residential Rural Roads within Planning Areas 16/19.	Consistent
GOAL LU-5 Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.		
Policies		
LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including	The Proposed Project has a mix of land uses including a centrally-located elementary school site, locally sited neighborhood parks, a public safety site and a Mixed-Use retail/commercial area. These land uses are supported by an extensive network of bike lanes, the Community Pathway and the internal park-to-park loop that connect these land uses and promote a wide range of alternative	Consistent

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walking, bicycling, and the use of public transit, when appropriate.	travel modes to reduce vehicular trips and reduce emissions. Potential transit stops are identified in the Specific Plan within the Village 14 core, adjacent to the Mixed-Use Site and the P-2 park. The 5-foot wide DG walkway is planned along the Public and Private Rural Residential Roads within Planning Area 16, providing a pedestrian network within the single-family neighborhoods.	
LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.	The Proposed Project has a mix of land uses including a centrally-located elementary school site, conveniently locally sited neighborhood and private parks, a public safety site, and a Mixed-Use retail/commercial area. These land uses are supported by an extensive network of bike lanes throughout the Project Area, the Community Pathway and the internal park-to-park loop (CTMP specialty trail) within Village 14 that connect these land uses and provide a variety of alternative travel modes to reduce vehicular trips and emissions. In addition, a 5-foot wide DG walkway is planning along the Public and Private Rural Residential Roads within Planning Area 16, providing a pedestrian network through the single-family neighborhoods. Residential streets are designed to provide a pleasant pedestrian experience by separating walkways from the street with a canopy tree-line landscaped parkway. The Specific Plan identifies the locates for potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park. The comprehensive park and recreation system places parks within walking distance of all residential neighborhoods. The pedestrian experience is enhanced through the landscaped parkways planned along residential streets, separating pedestrians from vehicles. The Energy Conservation Plan provides that the Proposed Project would incorporate solar panels and other features on all single-family residences to achieve Net Zero Energy. All single-family homes constructed as part of the Proposed Project would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, all buildings would be designed, at a minimum, to meet the California 2016 Title 24 Building Energy Efficiency Standards, or more likely the Title 24 code in effect at the time of building permit issuance. Water conservation is maximized through the implementation of strategies and measures in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. Greywater systems (pursuant to CA Health and Safety Code Section 17922.12) and Rain Water Harvesting systems may also be utilized within the Proposed Project, if approved by the City of San Diego.	Consistent

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	The Proposed Project incorporates Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, 10 level 2 EV charging stations are to be installed within the Mixed-Use Site and public parks. All EV charging stations are subject to review and approval by the County. The Proposed Project includes parkways landscaped with canopy trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, Site-specific Site plans within the Village Core will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain. Private swim clubs will be designed to include photovoltaic systems.	
LU-5.3 Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.	The General Plan Regional Designation for the Project Area is "Semi-Rural and "Rural." Consistent with this designation, the largest on-site component of the Proposed Project is the designation of 426.7 acres of RMP Preserve which will be conveyed to the POM as part of the Otay Ranch RMP Preserve and managed pursuant to the Otay Ranch Resource Management Plan. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve Land to the POM, consistent with the Preserve Conveyance Obligation. In addition, the Specific Plan is a subset of the Otay Ranch GDP/SRP and over 70% of the Proctor Valley Parcel is designated open space.	Consistent
LU-5.5 projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented. Examples include large parking areas that cannot be crossed by non-motorized vehicles, and new developments that block through access on existing or potential bicycle and pedestrian routes.	Street sections within Village 14 include landscaped parkways separating sidewalks from travel lanes to increase pedestrian safety. Public and private streets within Planning Areas 16/19 take on a more rural character with narrowed paving, less landscaping and incorporates DG pathways. The Proposed Project provides a multi-use Community Pathway and bike lanes along Proctor Valley Road. Within Village 14, an internal park-to-park loop (CTMP Specialty Trail) connects single family neighborhoods to public and private parks and the Village Core along the Community Pathway. In addition, easements for potential access to off-site regional trails are identified in the Specific Plan at five locations throughout the Project Area. Bike lanes planned along Proctor Valley Road completing the link between the City of Chula Vista to community of Jamul. A 5-foot DG walkway is planned along the Public and Private Rural Residential Roads within Planning Area 16, providing a pedestrian network through the single-family neighborhoods. The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park.	Consistent
GOAL LU-6 Development–Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.		
Policies		

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LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	The MSCP County Subarea Plan Implementing Agreement identifies mitigation for the Otay Ranch to be the 11,375 Otay Ranch RMP Preserve. These habitat preservation plans preserve the most sensitive natural resources within the Project Area. The Specific Plan implements the Otay Ranch RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The Proposed Project will convey 1.188 acres of Otay Ranch RMP Preserve for every acre of development plan subject to the Preserve Conveyance Obligation. Due to ownership fragmentation, part of the Preserve Conveyance Obligation will be on site within the Applicant's ownership and part will be acquired RMP Preserve land. The largest on-site component of open space within the Project Area is the designation of 426.7 of RMP Preserve land that will be conveyed to the Otay Ranch RMP Preserve, consistent with the MSCP County Subarea Plan. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. The on-site and off-site RMP Preserve lands will be conveyed to the POM for perpetual protection and management pursuant to the Otay Ranch RMP. Open space corridors extend through the central and northern portions of the County and Chula Vista MSCP Preserve, and the City of San Diego "Cornerstone properties." These open space corridors contain natural habitats, including vernal pools and coastal sage scrub.	Consistent
LU-6.3 Conservation-Oriented project Design. Support conservation-oriented project design when appropriate and consistent with the applicable Community Plan. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. [See applicable community plan for possible relevant policies.] Approval of Conservation-Oriented projects is not guaranteed by-right but shall be allowed to process if consistent with applicable minimum	The Proposed Project is designated a Specific Plan Area in the County General Plan. A Specific Plan has been prepared for the Proposed Project and consistent with the Otay Ranch RMP Preserve design. The land use plan contained within the Specific Plan was developed to achieve a conservation-oriented project, including the designation of 426.7 acres of RMP Preserve on-site, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system, a component of the MSCP County Subarea Plan. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. The Specific Plan is consistent with the development footprint established in the RMP and MSCP County Subarea Plan. These habitat conservation plans preserve the most sensitive resources, while designating areas suitable for development. The Proposed Project includes an amendment to the Otay Ranch GDP/SRP which reduces the width and modifies the alignment of Proctor Valley Road to avoid impacts to sensitive resources and minimizes grading impacts through RMP Preserve areas. Within Planning Area 16, Limited Development Areas are identified, consistent with the Otay Ranch GDP/SRP, providing undisturbed areas within private lots that will remain in their natural condition. Implementation of LDAs enhances the rural character of	Consistent

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lot sizes, design guidelines, and regulations.	Planning Area 16, while providing an additional buffer between the home sites and the RMP Preserve.	
LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities consistent with the applicable community plan. [See applicable community plan for possible relevant policies.]	The Specific Plan land use plan was developed to achieve a conservation-oriented project, including designation of 426.7 acres of RMP Preserve on site, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve. In addition, the Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. The Proposed Project has a mix of land uses including a centrally-located elementary school site, conveniently located neighborhood and private parks, a public safety site, and a mixed-use retail/commercial area within Village 14. These land uses are supported by an extensive network of bike lanes, the Community Pathway and the internal park-to-park loop that connect these land uses, and potential future transit stops and provide a wide range of alternative travel modes to reduce vehicular trips and reduce emissions. The comprehensive park and recreation system places parks within walking distance of all residential neighborhoods. The Proposed Project implements sustainability features including utilizing DG on the Community Pathway, pervious paving on the park-to-park loop system, DG walkways along the Public and Private Rural Residential Roads and walkway, and pervious paving surfaces on residential driveways. The Energy Conservation Plan provides that the Proposed Project would incorporate solar panels and other features on all single-family residences to achieve Net Zero Energy. All single-family homes constructed as part of the Proposed Project would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, all buildings would be designed, at a minimum, to meet the California 2016 Title 24 Building Energy Efficiency Standards, or more likely the Title 24 code in effect at the time of building permit issuance. Private swim clubs will be designed to include photovoltaic systems. The Proposed Project includes Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, a total of 10 Level 2 EV charging stations are to be installed within the parking lots in the Mixed-Use Site and public parks. All EV charging stations are subject to review and approval by the County. The Fire Protection Plan (FPP) establishes a 100' Fuel Modification Zone (FMZ) around the perimeter of the project, which coincides with the required 100' Preserve Edge in some areas. Per the Otay Ranch RMP, the 100' FMZ is also proposed within portions of the 100' Preserve Edge, which provides a buffer between development and the RMP Preserve.	Consistent

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	The FMZ must be planted per the Approved Plant List included in the FPP. The 100' FMZ is comprised of two 50' zones. Zone 1 is 50' measured from the property line outward and must be permanently irrigated. Zone 2, closest to the RMP Preserve, will not be permanently irrigated. Water conservation is maximized through the implementation of strategies and measures in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. Graywater systems (pursuant to CA Health and Safety Code Section 17922.12) and Rain Water Harvesting systems may also be utilized within the Proposed Project, if approved by the City of San Diego. The Proposed Project also includes a plant palette (Approved Plant List) which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes. The Proposed Project has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible. The Parks, Recreation, Open Space, Preserve and Trails Plan includes 24.8 acres of public and private parks and recreation facilities, including four public parks, ranging in size from 1.4 acres to 7.2 acres. Private park facilities include three swim clubs and private pocket parks distributed throughout single family neighborhoods. The Proposed Project includes a pedestrian network comprised of the Community Pathway along Proctor Valley Road that extends for approximately 4.5 miles between the existing EastLake Woods Community, through the Proposed Project to Jamul. The 3.0-mile internal park-to-park loop network connects all the public and private parks to the residential neighborhoods within Village 14. A 5-foot wide DG walkway is planned within Planning Area 16, providing a pedestrian network within the single-family neighborhoods.	
LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and	The storm water facilities have been designed in accordance with the County's BMP/LID requirements for permanent site design, stormwater treatment, design of landscaped areas as bio-filters and hydromodification management. Drainage from paved areas, including streets, sidewalks, and driveways and parking areas, is directed into biofiltration basins to remove trash, debris and pollutants prior to discharging into the downstream natural conveyance channels.	Consistent

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consistent with the County's LID Handbook.		
LU-6.6 Integration of Natural Features into project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	The Specific Plan land use plan was developed to achieve a conservation-oriented project. The Proposed Project includes the designation of 426.7 acres of RMP Preserve, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. The Proposed Project enhances the scenic quality of Proctor Valley Road by implementing a narrowed (two-lane) roadway through the Proposed Project. The southern road segment has been realigned to avoid impacts to sensitive resources (vernal pools). In addition, the two-lane modified Light Collector continues in the northern most segment within the existing alignment of Proctor Valley Road, eliminating the need to pioneer a new 4-Lane Major Road through the RMP Preserve to SR-94 as approved in the Otay Ranch GDP/SRP. The Proposed Project also proposes the elimination of a portion of Proctor Valley Road within the Applicant's ownership in Planning Area 16.	Consistent
LU-6.7 Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.	The Specific Plan implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Proposed Project is designation of 426.7 acres of RMP Preserve land, which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve Land to the POM, consistent with the Preserve Conveyance Obligation. The POM will be responsible for maintenance and management of all conveyed RMP Preserve land, with funding assured through the establishment of a CFD or similar assessment mechanism. The Otay Ranch RMP Preserve lands to be conveyed to the POM are consistent with the MSCP County Subarea Plan, the Otay Ranch GDP/SRP and RMP. Open space corridors extend through and to the north of the Project Area to establish valuable habitat connections between the MSCP County Subarea Plan Preserve, the Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties." These open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub. A connection to the Otay Valley Regional Park is provided through the planned Community Pathway located along the full length of Proctor Valley Road connecting to the City of Chula Vista and Jamul.	Consistent

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LU-6.8 Oversight of Open Space. Require that open space associated with future development that is intended to be preserved in perpetuity either be: 1. Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or 2. Transferred into public ownership of an agency that manages preserved open space. The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.	The Proposed Project implements the adopted Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component of open space in the Proposed Project includes the designation of 426.7 acres of RMP Preserve land which will conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve. In addition, the Proposed Project will convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. Within the Planning Areas 16/19 portion of the Proposed Project, Limited Development Areas and Limited Building Zones are within private lots, owned and maintained by the private property owner and/or HOA. These areas are subject to restrictive easements that limit the use of the land. In 1996, the County adopted the Otay Ranch Preserve Owner/Manager JEPA between the City of Chula Vista and County of San Diego, the Preserve Conveyance Plan and the Preserve Finance Plan which established a conveyance plan requiring that for every developable acre, 1.188 acres of RMP Preserve land must be conveyed to the Otay Ranch POM, concurrent with final map approval. As such, RMP Preserve land is dedicated into public ownership (POM) at no cost. The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. POM activities have been fully funded within the City of Chula Vista by a Community Facilities District (CFD 97-2), the only fully-funded and managed regional preserve within the MSCP system. A similar CFD funding mechanism will be formed by the County for the Proposed Project.	Consistent
LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	Topography in the lower portions of the site is characterized by relatively level to gently sloping terraces incised by modern drainages. The upper portions of the site are characterized by moderately steep hillsides and ridges that have been dissected by several tributary drainages. Current grading plans generally conform to the existing topography and maintain natural drainages as storm water conveyances. The post-grade site relief is consistent with current topography and manufactures slopes maintain the predominately moderately sloping terrain. In addition, the proposed streets typically follow the natural landforms and graded slopes are organically shaped and blended into the existing topography at toe of slope and development boundaries. In the steeper portions of the site located in the northerly and easterly edges of propped development, grading is limited to minor portions of the overall lot and “daylight” into natural terrain, maintaining the dominant physical characteristics of the areas.	Consistent

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LU-6.10 Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	A Phase 1 Environmental Site Assessment was prepared for the Proposed Project which did not identify natural hazards risks within the Project Area. A Geotechnical Review of the Preliminary Tentative Map and Grading Plan identifies potential natural and man-made hazards related to site development, assesses the relative risk of such hazards and provides mitigation recommendations, as necessary. Based on the conclusions presented in the Geotechnical Review of the Preliminary Tentative Map and Grading Plan, no hazards have been identified at the Project Area whose risk cannot be mitigated to less than significant. The development is located and designed to protect property and residents from the risks of natural and man-made hazards.	Consistent
GOAL LU-9 Distinct Villages and Community Cores. Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers that contribute to a community's identity and character.		
Policies		
LU-9.1 Village and Community Core Planning. Encourage the delineation of and development of more detailed planning direction for the character, design, uses, densities, and amenities of Village areas, Town Centers, and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses.	The Proposed Project includes a Village Core located in the geographic center of Village 14, within easy walking distance of most residences. The Village Core includes an elementary school site, the Village Green (neighborhood park) and the mixed-use Village Square containing up to 10,000 sq. ft. of commercial/retail. The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility. The Village Core is composed of land uses that form the social, civic and recreational focus of Village 14. The Village 14 Design Plan (Specific Plan, Appendix 5), establishes an "Old California" theme for Village 14 through site and land uses, character, pedestrian orientation, grading and landscape design, park design and entryway and identity design. The Design Plan also presents the architectural theme for Village 14 implemented through a variety of architectural styles influenced by the Old California theme. Per the Design Plan, the Village Core will contain a higher level of architectural and landscape design than the residential neighborhoods within the village. The Village Core will create a sense of place and a highly identifiable character through design of monumentation, streetscape landscaping, roundabout design, consistent with the Old California architectural style with a strong emphasis on Spanish architecture. The use of rustic, lodge pole fencing, decorative light fixtures and informal landscape concepts will reinforce the rural character of the Village Core. The Village 14 Design Plan provides additional details.	Consistent
LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other	The Proposed Project is described as a Specialty Village (Village 14) in the Otay Ranch GDP/SRP that also serves as a Transitional Village between the more intense development patterns within the City of Chula Vista and the one-acre estate and over two-acre ranchette lots within Planning Areas 16/19 (Rural Estate Areas) and the rural community of Jamul. The more intense land uses are planned within the Village Core located along Proctor Valley Road.	Consistent

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environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]	Residential lot sizes increase as development moves away from the Village Core. Traditional single-family lots within Village 14 are between 4,250 and 8,000 sq. ft., with the largest lots (up to 4 acre lots) located along the perimeter and within Planning Areas 16 and 19. The steeper portions of the site are in the north and east (Planning Areas 16 and 19) where lower density development is proposed. Steep slopes are also within RMP Preserve areas.	
LU-9.3 Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.	The Specific Plan includes Development Regulations which establish Zoning Districts within the Project Area. The Development Regulations govern density, zoning, permitted uses, setbacks, signage and parking. The Village 14 Design Plan guides development of residential, mixed use, road, parking and lighting. The Planning Areas 16 and 19 Design Guidelines guide development of the estate and ranchette lots. The "D" Designator is a zoning tool in the County that will be applied to the Proposed Project to ensure that the design of the proposed land uses are consistent with the Village 14 Design Plan and Planning Areas 16 and 19 Design Guidelines. Development patterns planned within Village 14 are similar to and compatible with development within the existing neighborhoods of EastLake, Rolling Hills Ranch and Otay Ranch within the City of Chula Vista as it relates to density, amenities, site conditions, roadway network, schools, etc. Development patterns within Planning Areas 16 and 19 are consistent with the rural character of Jamul as it relates to lots size, roadway standards, character, etc.	Consistent
LU-9.5 Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.	The Village 14 Core is comprised of an elementary school site, Village Green (public park) and Mixed-Use village square with up to 10,000 sq. ft. of commercial/retail uses. Residential neighborhoods are defined by entries and monumentation, establishing a distinct neighborhood identity. The Proposed Project includes 11 lot sizes from courtyard homes to large lot estates and ranchettes, providing a wide variety of housing types. This mix of land uses provides residents with places to live, work and shop.	Consistent
GOAL LU-10 Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.		
Policies		

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LU-10.1 Residential Connectivity. Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.	The Otay Ranch GDP/SRP was jointly planned by the City of Chula Vista and the County to integrate project design and compatibility with adjacent existing and planned communities. The development pattern within Village 14 is consistent and compatible with existing single-family neighborhoods to the west, including the Rolling Hills Ranch and EastLake Woods neighborhoods within the City of Chula Vista. These communities are integrated along the circulation system through the City of Chula Vista which provides primary access to the Proposed Project via Proctor Valley Road. Development within adjacent City of Chula Vista neighborhoods includes the preservation of large, connected Preserve areas as prescribed in the City of Chula MSCP Subarea Plan, providing connectivity with the RMP Preserve areas surrounding and within the Proposed Project. The regional trail network connects the surrounding areas along the Proctor Valley Road Community Pathway, as well as along existing and planned trails traversing Preserve areas. Development patterns within Planning Areas 16 and 19 are consistent with the rural community character within Jamul, where Rural and Semi-Rural development patterns extend into existing neighborhoods. Proctor Valley Road provides the primary connection for vehicular, bicycle and pedestrian access. Large natural open space areas and a rural trail network connect Planning Areas 16 and 19 to the adjacent Jamul community. A public neighborhood park is planned within Planning Area 16 to serve the rural community.	Consistent
LU-10.2 Development—Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	The largest on-site component of open space in the Proposed Project is the designation of 426.7 acres of RMP Preserve land which will be part of the Otay Ranch RMP Preserve system. The Proposed Project will also convey approximately 350.1 acres of off-site Preserve land to the POM, consistent with the Preserve Conveyance Obligation. The Otay Ranch RMP Preserve lands to be conveyed are consistent with the MSCP County Subarea Plan South County Segment. Open space corridors extend through and to the north of the Proposed Project to establish valuable habitat connections between the MSCP County Subarea Plan Preserve, the City of Chula Vista MSCP Subarea Plan Preserve and the City of San Diego "Cornerstone properties." These open space corridors contain natural habitats, including vernal pools and coastal sage scrub.	Consistent
GOAL LU-12 Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development. Consistent.		
Policies		
LU-12.1 Concurrency of Infrastructure and Services with	The Proposed Project includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and	Consistent

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Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing. In addition to utilities, roads, bicycle and pedestrian facilities, and education, police, and fire services, transit-oriented infrastructure, such as bus stops, bus benches, turnouts, etc., should be provided, where appropriate.	triggers for provision of those facilities and services. Each phase of development is independently analyzed such that any area may be developed and have services and facilities constructed without relying upon another phase. Project-wide thresholds apply to larger facilities such as the public safety site, elementary school site and public parks.	

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LU-12.2 Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.	The Proposed Project includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services. Consistent with the County General Plan Mobility Element, Proctor Valley Road is planned as a Two-Lane Light Collector (2.2E) through the Project Area. However, the Proposed Project proposes to implement Proctor Valley Road as a 2.2A, 2.2E and 2.2F Light Collector throughout different sections of the Project Area. The Proposed Project includes an Otay Ranch GDP/SRP amendment to reclassify Proctor Valley Road from a 4-Lane Major Road to a 2-Lane Light Collector through the Project Area. The Proposed Project includes an amendment to the County General Plan Mobility Element, Table M-4, Road Segments Where Adding Travel Lanes is Not Justified, as well as Appendix I – Rationale for Accepting Roadways with Level of Service E/F. Proctor Valley Road is projected to operate at LOS E under Year 2025 Cumulative conditions between the City of Chula Vista municipal boundary and Project Driveway #4. The Highway Capacity Software (HCS) 2000 arterial analysis shows that the average travel speed would be consistent with LOS D conditions when constructed to the ultimate classification as a 2.2A facility. Due to the minimal interruptions along Proctor Valley Road, and with more than one mile between Northwood Drive (within the City of Chula Vista) and the entrance to South Village 14 (project driveway #1), the HCS arterial analysis determined that the average travel speed would be LOS D when constructed to its ultimate 2.2A classification. In addition, traffic control along Proctor Valley Road would include five roundabouts with implementation of the Proposed Project which enhance traffic flow. Based on national-level research, it has been well documented that 2 lanes of travel with a roundabout has a capacity of up to 25,000 ADTs, which exceeds projected 15,900 ADTs for Proctor Valley Road. Based on the supplemental analysis in the Traffic Impact Analysis (EIR Appendix 4.1.9), the cumulative impact at the three segments of Proctor Valley Road, between the City of Chula Vista boundary and Project Driveway #3, is expected to be reduced to less than significant with construction of the segments to a 2.2A facility. However, based on the results of the volume to capacity analysis, this impact is conservatively considered significant and unavoidable.	Consistent
LU-12.3 Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.	Project related public facilities and services have been planned to minimize impacts to sensitive resources to the greatest extent practicable, including implementation of the following measures: • The Proposed Project will reduce the classification of Proctor Valley Road from a 4-Lane Major Road to a Two-Lane Collector in the Otay Ranch GDP/SRP.	Consistent

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Public services and facilities in Village areas are expected to differ from those in rural lands. Development standards in the Implementation Plan, Zoning Ordinance, and community-specific planning documents may reflect this 'context-sensitive' approach.	• The Proposed Project will realign Proctor Valley Road from its current Otay Ranch GDP/SRP alignment which routes the roadway through Planning Area 16 to connect with SR-94, to the current County Mobility Element alignment which avoids sensitive natural resources within the RMP Preserve. • Sidewalks have minimized in natural areas and D.G. pathways and walkways are provided for pedestrian travel. • Public infrastructure, including dry utilities, drainage, sewer, potable water facilities and construction of culverts to accommodate runoff from the Project Area will be co-located within the roadway right-of-way to avoid additional impacts. • The "Final Salt Creek Basin Gravity Sewer Analysis" prepared by Dexter Wilson Engineering, Inc. dated November 8, 1994, included sewer service for the County's unincorporated Villages and Planning Areas, including the Proposed Project in the analysis. • Proctor Valley Road has been designed to accommodate drainage from the roadway. • The OWD water reservoir is an allowed facility in the RMP Preserve, however this facility has been located within the development footprint, outside of the RMP Preserve. The public safety site is anticipated to accommodate both a fire station and Sheriff's storefront facility. In addition to the on-site fire station, fire and medical emergencies are likely to include mutual aid response from neighboring communities (Jamul and Chula Vista), as needed and available. Further wildfire emergencies would include mutual aid from regional fire agencies and beyond, including the full weight response of CAL FIRE.	

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LU-12.4 Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.	Public facilities and services are planned outside the RMP Preserve, with the exception of, sewer pump stations, portions of Proctor Valley Road, internal access roads and drainage facilities which are within the RMP Preserve and are sited consistent with RMP siting criteria. To minimize impacts related to the construction of public infrastructure, the project includes an amendment to the Otay Ranch GDP/SRP to implement a realignment of northern Proctor Valley Road and to reclassify Proctor Valley Road from a 4 Lane Major Road to a 2-Lane Light Collector and to delete the portion from Planning Area 16 to SR-94 within the Applicant's ownership. However, the Proctor Valley Road classification and alignment are consistent with the County General Plan Mobility Element. By implementing the narrowed Proctor Valley Road street section and implementing the realignment, impacts to both the MSCP County Subarea Plan and City of San Diego MSCP Cornerstone lands are minimized.	Consistent
GOAL LU-13 Adequate Water Quality, Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.		
Policies		
LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.	The Otay Water District prepared a Water Supply and Assessment Verification (WSAV) Report that was adopted by their Board of Director's on January 3, 2018, which states the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the project. Water conservation is maximized through implementation of strategies and measures identified in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. The Proposed Project also includes a plant palette which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.	Consistent
LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	The Otay Water District prepared a WSAV Report which states the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the Proposed Project.	Consistent.
GOAL LU-14 Adequate Wastewater Facilities. Adequate wastewater disposal that addresses potential hazards to human health and the environment.		
Policies		

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LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.	Sewer service will be provided to the Proposed Project via the Salt Creek Interceptor, which is owned and operated by the City of Chula Vista and has been planned to accommodate flows from Otay Ranch Village 14 and Planning Areas 16 and 19 since 1994. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Proposed Project, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Proposed Project will be required to annex into the San Diego County Sanitation District, but sewer flows from the Proposed Project will be conveyed to the San Diego Metro System via the Salt Creek Interceptor.	Consistent
Mobility Element		
GOAL M-2 Responding to Physical Constraints and Preservation Goals. A road network that provides adequate capacity to reasonably accommodate both planned land uses and regional traffic patterns, while supporting other General Plan goals such as providing environmental protections and enhancing community character.		
Policies		
M-2.1 Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of "D" or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network. Refer to the Background Material section (Road Segments Where Adding Travel Lanes is Not Justified) at the end of this chapter for list of road segments accepted to operate at LOS E/F.	The Proposed Project includes construction of Proctor Valley Road, a County Mobility Element Road. The Proposed Project includes an amendment to the County General Plan Mobility Element, Table M-4, Road Segments Where Adding Travel Lanes is Not Justified, as well as Appendix I – Rationale for Accepting Roadways with Level of Services E/F. Proctor Valley Road is projected to operate at LOS E under Year 2025 Cumulative conditions between the City of Chula Vista municipal boundary and Project Driveway #4. The Highway Capacity Software (HCS) 2000 arterial analysis was run for Proctor Valley Road and shows that the average travel speed would be consistent with LOS D conditions when constructed to its ultimate classification as a 2.2A facility. This analysis is relevant because it demonstrates that the roadway will operate at an acceptable level of service during worst case or peak times. This is a more detailed analysis than a roadway segment analysis; therefore, it provides a better indication of true roadway operations. In addition, traffic control along Proctor Valley Road would include five roundabouts which will provide traffic calming. See Analysis of Criteria for Accepting a Roadway Classification with Level of Service E/F provided above in Section II.B.1.b. The Proposed Project applicant will pay the appropriate Transportation Impact Fee (TIF).	Consistent
M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the	The Proposed Project includes eight community access points along Proctor Valley Road. Five entries are controlled by roundabouts, which are traffic calming elements. The separation between the nearest off-site intersection and the project entries	Consistent

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capacity and improve traffic operations.	meets the County road standards for the build out classification of Proctor Valley Road while also providing the necessary fire access.	
M-2.3 Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.	The Proposed Project includes an amendment to the Otay Ranch GDP/SRP, to implement a realignment of Proctor Valley Road to minimize impacts to significant biological resources (vernal pools). The Proposed Project also includes a GPA to the Otay Ranch GDP/SRP to reclassify Proctor Valley Road from a 4-Lane Major Road to 2-Lane Light Collector to minimize impacts to both the MSCP County Subarea Plan South County Segment and City of San Diego MSCP Cornerstone lands. The Proposed Project circulation network has been designed to minimize grading impacts through the project and when crossing environmentally sensitive areas. Wildlife culverts [crossings] are provided in two locations to facilitate movement or animal species present or expected to occur within the Project Area. The Proposed Project circulation network has also been designed in accordance with the County's General Plan guiding principles calling for consolidated development footprints and protection of natural resources. Where Proposed Project roads cross wildlife corridors, the roads have been designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor.	Consistent
M-2.4 Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls. Sensitive noise-receptors are described in the Noise Element.	The nearest existing noise sensitive land uses (NSLUs) to the Project Area are single-family residences in the Bella Lago community, located approximately 3,100 feet to the west, and single-family residences near the southwest boundary of Jamul, located approximately 3,700 feet to the north. Intervening terrain or structures would reduce noise levels" at the nearest existing NSLUs. There are existing single-family homes approximately 140 feet from the proposed Proctor Valley Road (northern segment) improvements and associated construction. The EIR includes Mitigation Measures M.N-4 through M.N-9 which would reduce potential noise impacts to less than significant. Where future noise sensitive receptors (residential and school land uses) are planned, landscaped buffers and noise walls adjacent to Proctor Valley Road are planned per the Acoustical Analysis Report prepared for the Proposed Project. Proctor Valley Road has also been designed to a lower design speed (30 mph vs. 40 mph) to further reduce noise levels. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include connectivity between the bike lanes and community sidewalks. The maximum speed limit within residential neighborhoods is anticipated to be 25 mph. Lastly, the Proposed Project includes noise reducing sound walls internal to the Project, where necessary to reduce road noise on adjacent homes.	Consistent

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M-2.5 Minimize Excess Water Runoff. Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts.	The Project's storm water facilities have been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into biofiltration basins to remove trash, debris, and pollutants and will provide flow control (HMP) detention. The areas within landscaped parkways and parks will provide some natural infiltration as part of the improvements. Run-off will then flow into biofiltration basins for further treatment and natural infiltration.	Consistent
GOAL M-3 Transportation Facility Development. New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction.		
Policies		
M-3.1 Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.	The Proposed Project includes adequate public right-of-way to accommodate travel lanes, emergency parking areas/bike lanes, and pedestrian access in accordance with the County's Mobility Element standards. The internal public roadways are designed with appropriate right of ways to include non-motorized multi-use trails, including a Community Pathway located along Proctor Valley Road as designated in the County Community Trail Master Plan, Jamul/Dulzura Community Trails and Pathways Plan and Otay Valley Regional Park Trails plan. In addition, the Proposed Project includes an internal park-to-park loop system that connects single family neighborhoods to the park system and the Village Core. A 5-foot wide DG walkway is planned along the Public and Private Rural Residential Roads throughout the Planning Area 16 single family neighborhoods. The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park.	Consistent
M-3.2 Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.	Mitigation for Proposed Project-generated traffic impacts includes the construction of Proctor Valley Road as a 2-Lane Light Collector from the existing western limits through the Proposed Project to the north. Proctor Valley Road includes a Community Pathway, as well as bike lanes/emergency lanes along the entire four-mile segment through the Project Area. The Project Applicant will also be required to pay the appropriate Transportation Impact Fee. Proctor Valley Road will accommodate the planned build-out traffic volumes.	Consistent
M-3.3 Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.	The Proposed Project complies with the County's Subdivision Ordinance, the County Fire Code, and state regulations governing ingress, egress, and circulation. The Proposed Project includes eight fully improved access points along Proctor Road, which serves a backbone roadway connecting all the neighborhoods. There are secondary access points within each neighborhood, via	Consistent

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	an extensive internal circulation with loop streets and multiple ingress and egress points. The County Fire Marshal and the Fire Authority Having Jurisdiction have reviewed the Circulation Plan, including the proposed street sections and fire access.	
M-4 Safe and Compatible Roads. Roads designed to be safe for all users and compatible with their context.		
Policies		
M-4.1 Walkable Village Roads. Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.	The Specific Plan incorporates multiple pedestrian routes, including sidewalks, walking paths, and trails providing connections between neighborhoods and the Village Core and public and private parks, as well as easements for potential trail access, trail heads, a trail staging area, open space, and other recreational opportunities. Internal streets and landscaped parkways are designed to enhance pedestrian safety while providing alternative modes of transportation, including bicycling and walking and providing a pedestrian park to park loop system. Curb adjacent landscaped parkways buffer pedestrian from parking and the travel way, creating an enhanced pedestrian experience. Design speeds have been reduced to 30 mph on the Proctor Valley Road central and north segments and 25 mph on internal streets to increase pedestrian safety. Traffic calming measures including roundabouts and intersection neckdowns are integrated in the Proposed Project to further enhance the pedestrian experience. Five roundabouts planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. In addition, consistent with the County General Plan, Mobility Element, Proctor Valley Road is proposed to be constructed as a 2-Lane Light Collector to slow traffic and increase pedestrian safety.	Consistent
M-4.3 Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.]	The Village Design Plan and Design Guidelines establish an overall character for the community. The road network is designed to comply with the County's Mobility Element Map. Street sections include either designated bike lanes or "sharrows" to accommodate bicyclists. The internal streets include landscaped parkways to separate sidewalks from the streets to create a more semi-rural feel to the neighborhoods. A 10-foot wide DG Community Pathway along Proctor Valley Road connects neighborhoods to the Village Core and a 6-foot wide pervious pavement internal park to park loop network. Additionally, 5-foot wide DG walkways are planned along the Public and Private Rural Residential Roads within Planning Area 16. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park.	Consistent

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M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	The roadways have been designed to provide adequate lane width for fire apparatus and emergency vehicles, while minimizing paved width to increase pedestrian and vehicle safety. The Proposed Project provides additional median breaks along Proctor Valley Road to accommodate emergency access.	Consistent
M-4.5 Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.	The circulation network has been designed to minimize grading impacts when crossing environmentally sensitive areas. Wildlife crossings are provided in two locations to facilitate movement of animal species present or expected to occur within the Project Area. Where the roads cross wildlife corridors, the roads have been designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor. The circulation network has been designed in accordance with the County General Plan guiding principles calling for consolidated development footprints and protection of natural resources.	Consistent
M-4.6 Interjurisdictional Coordination. Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or sequentially to optimize and maintain road capacity.	The Proposed Project includes Proctor Valley Road, a roadway connection with the neighboring City of Chula Vista and the community of Jamul. Proctor Valley Road is planned as a Class II Collector within the City of Chula Vista transitioning to 2-Lane Light Collector within the County from the existing improvements to the west, through the center of the Project Area and north to the community of Jamul. Proctor Valley Road is also a City of Chula Vista Circulation Element Road and a planned facility in the City of Chula Vista MSCP Subarea Plan. Proctor Valley Road is also an allowable facility in the City of San Diego MSCP Subarea Plan. Proctor Valley Road segments within the City of Chula Vista and City of San Diego are subject to Improvement Plans/Site Development Permits respectively.	Consistent
M-8.5 Improved Transit Facilities. Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.	The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. The SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) for the San Diego region in 2011. Potential future transit stops are identified in the Specific Plan within the Village Core, adjacent to the Mixed-Use Site and P-2 Public Park.	Consistent
GOAL M-10 Parking for Community Needs. Parking regulations that serve community needs and enhance community character.		

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Policies		
M-10.1 Parking Capacity. Require new development to: • Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity • Provide parking facilities for motorcycles and bicycles • Provide staging areas for regional and community trails	The Proposed Project is predominantly comprised of single family residential neighborhoods where parking needs will be accommodated within on-site private garages, driveways and on-street parking. The parking areas within the Village Core, including the Mixed-Use Village Square will be subject to future Site-specific Site Plans which include meeting the County's parking standards for these uses. All public parks within the Proposed Project include on-site parking areas. Parking facilities for motorcycles and bicycles will be provided at the Mixed Use, school and public park sites consistent with the County's parking standards. Private parks and swim clubs will accommodate both motorcycle and bicycle parking on-site. The Specific Plan identifies a Trail Staging Area in the P-2 Park located within the Village 14 Core. In addition, the Specific Plan identifies the location of easements for potential trail access at five locations within the Proposed Project.	Consistent
M-10.6 On-Street Parking. Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character. [See applicable community plan for possible relevant policies.]	On-street parking is minimized within the Proposed Project. On-street parking is prohibited along Proctor Valley Road. Bike lanes are planned within the Proctor Valley Road right-of-way through the Project Area. On-street parking is provided along all residential streets. No on-street parking is provided in Planning Areas 16 and 19, consistent with the more rural Jamul community character and fire access safety.	Consistent
M-10.7 Parking Area Design for Stormwater Runoff. Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.	Parking lot areas for the Mixed-Use Site will be subject to future Site-specific Site Plans which will include storm water runoff requirements. The CEQA Drainage Study and Priority Development Project Storm Water Quality Management Plan anticipates development of parking lots and identified and sized biofiltration basins to accommodate flows from parking lots.	Consistent
GOAL M-11 Bicycle and Pedestrian Facilities. Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents. See also Goals and Policies in the Conservation and Open Space Element, Biological Resources section, which address the protection of sensitive biological resources and habitat areas.		

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Policies		
M-11.1 Bicycle Facility Design. Support regional and community-scaled planning of pedestrian and bicycle networks.	Proctor Valley Road has been designed to include bike lanes and a 10' Community Pathway which is designated on the Jamul-Dulzura Community Trails and Pathways Plan, the Otay Valley Regional Park Trails Plan and the City of Chula Vista Greenbelt Master Plan. Internal to the project, a 3.0-mile park-to-park loop network connects to the Community Pathway along Proctor Valley Road providing a link for bicyclists and pedestrians from residential areas to the three neighborhood parks, private pocket parks, private swim club facilities and the Village Core, which includes the Mixed-Use Village Square, elementary school site and a Village Green (neighborhood park). A 5-foot wide DG walkway along Public and Private Rural Residential Roads provides a pedestrian network within Planning Area 16. Internal streets have been designed at lower design speeds and are planned to have a posted speed limit of 25 mph. Stamped "sharrows" may be utilized where bicyclists share the travel ways with autos.	Consistent
M-11.2 Bicycle and Pedestrian Facilities in Development. Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider.	Proctor Valley Road has been designed to include bike lanes and a 10' Community Pathway as identified in the Otay Ranch GDP/SRP, the Jamul-Dulzura Community Trails and Pathway Plan, the Otay Valley Regional Park Trails Plan and the Chula Vista Greenbelt Master Plan. Internal to the Proposed Project, a park to park loop network of sidewalks connects to the Community Pathway providing bicyclists and pedestrians access to the four neighborhood parks, private pocket parks, private swim club facilities and the Village Core, which includes the Mixed-Use Village Square, elementary school site and a Village Green (neighborhood park P-2). A 5-foot wide DG walkway along both sides of the Public and Private Rural Residential Roads provides a pedestrian network within Planning Area 16. Design speeds have been reduced to increase pedestrian safety and traffic calming measures including roundabouts and intersection neckdowns are integrated into the Proposed Project to further enhance the pedestrian experience. Five roundabouts planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. Bike circulation is provided off-street through the roundabout. Walkability and pedestrian safety to and around the elementary school site will be enhanced through implementation of traffic calming measures including roundabouts and intersection neckdowns. A "Safe routes to school" program may include implementation of additional features such as setback limit lines, non-slip sidewalks, pedestrian ramps, ADA compliant sidewalks and flashing yellow beacons/school warning signs. In addition, a Walking School Bus program may be established, in cooperation	Consistent

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	with the elementary school. The Specific Plan identifies the location of potential future transit stops within the Village Core, adjacent to the Mixed-Use Site and the P-2 Park.	
M-11.3 Bicycle Facilities on Roads Designated in the Mobility Element. Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.	Bike lanes are planned on Proctor Valley Road, a County Mobility Element roadway. Further, a 10' Community Pathway is also designed on the east side of the road as depicted on the Jamul-Dulzura Community Trails and Pathways Plan, the Otay Valley Regional Park Trails Plan and the Chula Vista Greenbelt Plan to provide a safe and continuous bicycle network between the City of Chula Vista and the eastern regions within south San Diego County. The multi-use Community Pathway is separated from the travel lanes by a landscaped parkway through the Village 14 Development Area and continuous post and rail/rope fencing between the Community Pathway and travel lanes through open space areas to provide a safe and continuous bicycle network between the City of Chula Vista and the community of Jamul.	Consistent
M-11.8 Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways.	The Proposed Project includes a pedestrian network which includes multi-modal pathways, designed to connect to existing community and regional trails, per the Otay Valley Regional Park Trails Plan, and County's Community Trails Master Plan, Jamul-Dulzura Community Trails and Pathways Plan, the Otay Regional Trail Alignment Study and the Chula Vista Greenbelt Master Plan.	Consistent
GOAL M-12 County Trails Program. A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan.		
Policies		
M-12.1 County Trails System. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.	The Proposed Project includes a pedestrian network, including multi-modal pathways, designed to connect to existing community and regional trails, per the Otay Valley Regional Park Trails Plan, and County's Community Trails Master Plan, Jamul-Dulzura Community Trails and Pathways Plan and the Chula Vista Greenbelt Master Plan. In addition, the Specific Plan includes a trail staging area within the Village 14 core (P-2 Park) and easements for potential trail access in five locations throughout the Project Area. In addition to dedicating the Proctor Valley Road Community Pathway, the Proposed Project includes two internal pedestrian circulation options: the Preserve Trails Option (Planning Areas 16/19 and Village 14); and the Perimeter Trial Option (Village 14). See Specific Plan, Chapter VIII. Internal Circulation Options for additional details.	Not Applicable
M-12.2 Trail Variety. Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness,	The Proposed Project includes a pedestrian trail system comprised of a variety of trail experiences, including: the Community Pathway (Community Trails Master Plan (CTMP) Trail 52), a 10-foot wide D.G. Trail along Proctor Valley Road; a trail staging area within the P-2 Park; easements for potential trail access to CTMP Trails per the Otay Regional Trail Alignment Study; an internal park-to-park	Consistent

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multi-use, staging areas, and support facilities.	loop connecting the single family neighborhoods to the public and private park system in Village 14; and an informal D.G. walkway along the Public and Private Rural Residential Roads within Planning Areas 16/19.	
M-12.3 Trail Planning. Encourage trail planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.	The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista in their capacity as Preserve Owner/Manager (POM). The County, in conjunction with local jurisdictions and agencies, is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trail alignments within and adjacent to the Proposed Project. The Proposed Project includes the Community Pathway (CTMP Trail 52) a 10-foot wide D.G. Pathway along Proctor Valley Road. The Specific Plan includes a trail staging area within the P-2 Park; and easements for potential trail access to CTMP Trails per the Otay Regional Trail Alignment Study.	Consistent
M-12.4 Land Dedication for Trails. Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.	The Proposed Project will dedicate a 10' Community Pathway, consistent with the County's Community Trail Master Plan, Jamul-Dulzura Community Trails and Pathways Plan and the Otay Valley Regional Park Trails Plan. This pathway is designed on the east side of Proctor Valley Road. The County, in conjunction with local jurisdictions and agencies, is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trail alignments within and adjacent to the Proposed Project. The Proposed Project includes the Community Pathway (CTMP Trail 52), a 10-foot wide D.G. Pathway along Proctor Valley Road. The Specific Plan includes a trail staging area within the P-2 Park; and easements for potential trail access to CTMP Trails per the Otay Regional Trail Alignment Study.	Consistent

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M-12.5 Future Trails. Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.	The Proposed Project includes the designation of over 426.7 acres of RMP Preserve land which are connected to much larger network of open space and RMP Preserve land. The POM, in consultation with appropriate wildlife agencies and property owners, is responsible for controlling access to these trails as well as developing an overall trails plan for trails within the Otay Ranch RMP Preserve. Proposed trails within the Project Area and adjacent areas are depicted in Exhibit 4, Village 14 and Planning Areas 16 and 19 Specific Plan Site Utilization Plan and Exhibit 17, Proposed Proctor Valley Parcel Park and Trail Map. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Proposed Project. In addition to dedicating the Proctor Valley Road Community Pathway, the Specific Plan also includes easements for potential access to trails within the Proposed Project, subject to the Otay Regional Trail Alignment Study.	Consistent
M-12.9 Environmental and Agricultural Resources. Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.	The County of San Diego, in cooperation with the POM and wildlife agencies, is currently preparing an updated Community Trails Master Plan which will determine the feasibility of trails within the RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Proposed Project.	Consistent
M-12.10 Recreational and Educational Resources. Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.	The County of San Diego, in cooperation with the POM and wildlife agencies, is currently preparing an updated Community Trails Master Plan which will determine the feasibility of trails within the RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Proposed Project	Consistent
Noise Element		
GOAL N-1 Land Use Compatibility. A noise environment throughout the unincorporated County that is compatible with the land uses.		
Policies		
N-1.1 Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.	The Proposed Project's Noise Analysis uses the Noise Compatibility Guidelines and Noise Standards to determine the acceptability of exterior and interior noise levels for the proposed land uses.	Consistent

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N-1.2 Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary: • Avoid placement of noise sensitive uses within noisy areas • Increase setbacks between noise generators and noise sensitive uses • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources • Use sound-attenuating architectural design and building features • Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways)	The Proposed Project layout and design considered the relationships between proposed residential, mixed use, public, and institutional land uses to avoid noise incompatibilities. Homes along Proctor Valley Road and the backbone roads are setback to shield homes from roadway/traffic noise. Where single-family residences are exposed to noise levels in excess of 60 dBA CNEL a minimum 6-foot-high solid noise barrier will be constructed along the exposures. See the Acoustical Analysis Report, EIR Appendix 4.1.8, for noise barrier locations and heights.	Consistent
N-1.3 Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.	The Proposed Project layout and design considered the relationships between proposed residential, mixed use, public, and institutional land uses to avoid noise incompatibilities. Homes along Proctor Valley Road and the backbone roads are setback to shield homes from roadway/traffic noise. Where single-family residences are exposed to noise levels in excess of 60 dBA CNEL a minimum 6-foot-high solid noise barrier will be constructed along the exposures. See the Acoustical Analysis Report, EIR Appendix 4.1.8, for noise barrier locations and heights.	Consistent

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N-2 Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.	The project would provide a noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels. For example, the project includes project design features (PDF-33 through PDF-38) that would reduce potential construction noise through the use of exhaust mufflers, use of electrical equipment when feasible, locating staging areas away from noise-sensitive land uses, and other noise attenuation techniques. Blasting involves drilling a series of bore holes and placing explosives in each hole. By limiting the amount of explosives in each hole, the blasting contractor can limit the fraction of the total energy released at any single time, which in turn can reduce noise and vibration levels. Rock drilling generates impulsive noise from the striking of the hammer with the anvil within the drill body, which drives the drill bit into the rock. Blasting (and the associated drilling that precedes blasting) would only occur between 7 a.m. and 7 p.m. Construction blasting generates a maximum noise level of approximately 94 dBA at a distance of 50 feet (FHWA 2006). To conduct blasting, a blasting permit must be obtained from the County Sheriff's Department prior to any blasting activities. The permit is issued in accordance with California Health and Safety Code requirements. The permit ensures that blasting is conducted in a safe manner. As part of the permit conditions, pre-blast notifications, pre-blast structure survey inspections for structures within 300 feet of the blast site, monitoring, and post-blast inspections are necessary. Mitigation measure M-N-5 requires the preparation of a blast drilling and monitoring plan which would reduce potentially significant impacts to below a level of significance.	Consistent
Policies		
N-2.1 Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.	The EIR includes a mitigation measure (M-N-1) requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of 60 dBA. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings plotted based on horizontal and vertical setbacks from the noise generator. The EIR also includes noise mitigation measures for sensitive land uses to reduce noise impacts from other noise sources, including outdoor equipment, traffic, etc.	Consistent
N-2.2 Balconies and Patios. Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design	The EIR includes a mitigation measure requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of those contained in the County Noise Ordinance. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings	Consistent

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of the balconies and patios while still maintaining the openness of the patio or balcony.	plotted based on horizontal and vertical setbacks from the noise generator.	
N-3 Groundborne Vibration. An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration.		
Policies		
N-3.1 Groundborne Vibration. Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.	The EIR includes noise mitigation measures for ground-borne vibration from construction equipment such that a vibration monitoring plan shall be required prior to beginning construction within 200 feet of an existing or future occupied residence. The roundabouts along Proctor Valley Road are designed for W-40 truck movement, accommodating trucks with a trailer of 35' or shorter. Minimizing large truck circulation has the potential to result in reduced groundborne vibration. All blasting and crushing construction operations are subject to strict implementation of applicable County ordinances.	Consistent
GOAL N-4 Transportation-Related Noise Generators. A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible.		
Policies		
N-4.2 Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.	The proposed roadway network has been designed in accordance with the County Public Road and Private Street Standards. Design speeds within Proctor Valley central and north have been reduced to 30 mph. Five roundabouts are planned at key intersections from Proctor Valley Road and neighborhood entry features will slow traffic to 25 mph. In addition, intersection neckdowns at key internal intersections and reduced design speeds on internal streets reduce traffic noise throughout the Proposed Project.	Consistent
N-4.5 Roadway Location. Locate new or expanded roads designated in the Mobility Element in areas where the impact to noise sensitive land uses would be minimized.	The Proposed Project proposes extending Proctor Valley Road as a fully improved roadway through the Proposed Project. However, Proctor Valley Road is planned as a narrowed 2-Lane Light Collector. The narrowed alignment will largely follow the existing unimproved alignment, thereby minimizing the potential to create new noise impacts. The southern segment of Proctor Valley Road has been shifted 100'+/- to the southeast to avoid impacts on sensitive vernal pool habitat.	Consistent
N-4.6 Road Improvement Projects. For County road improvement projects, evaluate the proposed project against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels. If so, apply the limits in the noise standards listed in Table N-2 for noise sensitive land uses that may be affected by the	The Proposed Project includes offsite improvements to Proctor Valley Road. The Acoustical Analysis Report prepared for the project evaluated the proposed project against ambient noise levels. The Acoustical Analysis Report concluded that the Proposed Project would exceed 3dB above ambient (i.e. existing) noise levels for noise sensitive land uses located within the County. Therefore, the noise standards listed in Table N-2 were applied and the Acoustical Analysis Report found that the existing plus Proposed Project noise level would be approximately 52 dBA CNEL, which would not exceed the County noise standard (60 dBA) for these single-family	Consistent

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increased noise levels. For federally-funded roadway construction projects, use the limits in the applicable Federal Highway Administration Standards.	residential land uses. Under the Year 2030, estimated noise level would be 62 dBA CNEL, which would exceed the County standard. However, it should be noted that the standard would be exceeded under the Year 2030 with or without development of the Proposed Project. The Acoustical Analysis Report appropriately analyzed the Proposed Project in accordance with Policy N-4.6, and therefore is consistent with this policy.	
N-4.9 Airport Compatibility. Assure the noise compatibility of any development projects that may be affected by noise from public or private airports and helipads during project review by coordinating, as appropriate, with appropriate agencies such as the San Diego County Regional Airport Authority (SDCRAA) and the Federal Aviation Administration (FAA).	The Acoustical Analysis Report concluded that the Proposed Project will not experience significant impacts from airport noise. The nearest private airstrip is the John Nichol's Field Airport, located at 13531 Otay Lakes Road, Jamul, California. The airport is located approximately 3 miles to the southeast of the project site and separated from the project site by numerous hills and ridgelines. Because of the distance, intervening topography, and the facility size, the project would not expose people living or residing in the project area to excessive noise levels from private airstrips or associated activities.	Consistent
GOAL N-5 Non-transportation Related Noise Sources. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.		
Policies		
N-5.1 Truck Access. Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones.	Best design considerations will be implemented in the preparation of Site-Specific Site Plans for commercial uses within the Village Square to shield adjacent land uses (residential, school, etc.) from noise generated by parking lots and deliveries.	Consistent
GOAL N-6 Temporary and/or Nuisance Noise. Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.		
Policies		
N-6.3 High-Noise Equipment. Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.	Onsite uses, including landscape maintenance and other noise generating uses, will be governed by the CC&Rs to control noise, hours of operations and impacts on residential uses and sensitive receptors consistent with the County Noise Ordinance.	Consistent
N-6.4 Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.	Construction activities will comply with the County's standard hours of construction. The CC&Rs will restrict and control homeowner landscape and construction activities after the homes are occupied.	Consistent

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Safety Element		
GOAL S-3 Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.		
Policies		
S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	The Proposed Project has been designed to comply with the County's Fire Code, the County Subdivision Ordinance, and the County's Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinklers systems and comply with the California Building Code, Chapter 7A. Buildings will be limited to 2-stories, with exceptions for towers and architectural elements. Buildings along the perimeter of the Proposed Project will be protected by a minimum of 100 feet of defensible space (100' Fuel Modification Zone) and fire-rated perimeter walls. In addition to the 100' Fuel Modification Zone, a wet zone between structures and rear property lines is required. Fuel Modifications Zones within Planning Areas 16 and 19 will be specifically sited based on building location. The Proposed Project also includes an onsite fire station and sheriff's substation, as well as an off-site Otay Water District 980 Zone water reservoir.	Consistent
S-3.2 Development in Hillsides and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.	The Fire Protection Plan includes mapping fire environment risk analysis, including fire behavior modeling to assist in estimating the necessary defensible space, including areas where the terrain or topography affect a structure's susceptibility to wildfire. Flame lengths were modeled under worst case conditions at 31 feet. Buildings along the perimeter will be protected by a minimum of 100 feet of defensible space. This 100' fuel modification zone will be planned and managed to reduce fire intensity, slow fire spread, and minimize the spread of flames into/from the Project Area. The plant palette has been reviewed and approved by a wildfire specialist. The Fire Protection Plan includes restrictions on plant height and spacing in the fuel medication zone to further minimize the spread of flames. In Planning Area 16, a Limited Building Zone (LBZ) has been established for each lot that borders open space/conservation areas to limit where buildings may be constructed on the larger lots by excluding their positioning within 100 feet of open space areas.	Consistent
S-3.3 Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	The Proposed Project has been designed to achieve a careful balance between protecting wildlife corridors and linkages and minimizing the potential for wildland fires to penetrate the developed areas. Development is concentrated in two major areas with no significant sources of flammable vegetation internal to these development areas. The HOA-maintained landscaping complies with the approved plant list for urban-wildland areas and the CC&Rs will require private yard landscape to comply with this plant list as well. Within Planning Area 16, a temporary FMZ has established 100' from the graded pad area. The FMZ will be further refined at the building	Consistent

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	permit, when the house is sited on the lot. In addition, the LBZ established on lots bordering open space/conservation areas requires that buildings must be 100' from open space areas. The 100' Preserve Edge requirements will be enforced and managed via the CC&Rs.	
S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.	The Proposed Project includes a public safety site which is anticipated to house a future onsite fire station and sheriff's station. The Fire Protection Plan calls for a temporary onsite fire station to serve the projects' initial phases prior to construction of a permanent fire station within the Village Core. Under both the temporary station and permanent station, the General Plan response time threshold of 5-minutes is met.	Consistent
S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.	A Wildland Fire Evacuation Plan (EIR Appendix 3.1.1-3) was prepared for the Proposed Project. The Proposed Project includes eight fully improved access points along Proctor Road, a backbone roadway connecting neighborhoods connecting the Project's neighborhoods. There are secondary access points within each neighborhood, via an extensive internal circulation with loop streets and multiple ingress and egress points. Proctor Valley Road completes the regional connection between the City of Chula Vista and the community of Jamul. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Residential Collector Streets without driveways or homes fronting provide wider travel lanes to accommodate evacuation routes. The Public and Private Rural Residential Roads in Planning Areas 16/19 provide access and a secondary travel route.	Consistent
S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire. Mitigation measures include, but are not limited to, the use of ignition resistant materials, multiple ingress and egress routes, and fire protection systems.	The Proposed Project has been designed to comply with the County's Fire Code, the County Subdivision Ordinance, and the County's Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinkler systems and comply with California Building Code, Chapter 7A. Buildings will be limited to 2-stories, with exceptions for towers and architectural elements. Buildings along the perimeter of the Project Area will be protected by a minimum of 100 feet of defensible space. This 100-foot fuel modification zone will be landscaped to protect against the spread of flames into the project. The plant palette has been reviewed and approved by a wildfire specialist. The Proposed Project also includes an onsite fire station and Sheriff's storefront facility, as well as an Otay Water District 980 Zone water reservoir. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Backbone spine roads without driveways or homes fronting on these roads are widened roads to accommodate evacuation routes. Access to off-site properties adjacent to Proctor Valley Road is provided via driveway access directly from Proctor Valley Road. See Wildland Fire Evacuation Plan (EIR Appendix 3.1.1-3). Within Planning Area 16, a temporary FMZ has established 100' from the graded pad area. The FMZ will be further refined at the building permit level, when the homes are sited on individual lots.	Consistent

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	In addition, the LBZ established on lots bordering open space/conservation areas requires that buildings must be 100' from open space areas. The 100' Preserve Edge requirements will be enforced and managed via the CC&Rs.	
S-3.7 Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire hazards areas.	Buildings will be designed with automatic fire sprinklers and will comply with California Building Code, Chapter 7A, as well as the County Fire Code.	Consistent
GOAL S-6 Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.		
Policies		
S-6.1 Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.	The Specific Plan includes the Overview of Water Service facility plan, which addresses fire flow requirements necessary to serve the Proposed Project, as discussed further in the FPP. The phasing and financing of water facilities are addressed in the PFFP. The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on January 3, 2018 for the Proposed Project. This report, prepared by the Otay Water District, ensures that the Specific Plan's water demand, in conjunction with other existing and future development, can be met by available and reliable water supplies through Otay Water District, the San Diego County Water Authority, and Metropolitan Water District.	Consistent
S-6.3 Funding Fire Protection Services. Require development to contribute its fair share toward funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	The Proposed Project includes a public safety site which is anticipated to house a future onsite fire station. The Applicant will be required to pay the County Fire Mitigation Fee and enter into a project-specific Fire Services Agreement, which will determine the Proposed Project's fair share of fire station construction and maintenance and operations costs necessary to serve the Proposed Project.	Consistent
S-6.4 Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).	The Fire Protection Plan calls for a temporary onsite fire station to serve the projects initial phases prior to construction of a permanent fire station within the Village Core. Under both the temporary station and permanent station, the General Plan response time threshold of 5-minutes is met. Although out of the direct protection area, the neighboring fire agency, City of Chula Vista Fire Department, has resources that may be available to respond to emergency calls as second or third engine via the existing or an updated automatic or mutual aid agreement.	Consistent

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S-6.5 Concurrency of Fire Protection Services. Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development.	The Project Applicant will enter into a Fire Services Agreement prior to Project approval. This agreement will address development phasing as well as fire protection services and facilities phasing and financing in conformance with this Policy.	Consistent
GOAL S-7 Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards.		
Policies		
S-7.1 Development Location. Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	The Silver Strand section of the Newport-Ingelwood-Rose Canyon Fault Zone located approximately 15 miles to the west is the closest known active fault to the Project Area. The La Nacion Fault, a potentially active fault, is located approximately 6 miles west of the Project Area.	Consistent
S-7.2 Engineering Measures to Reduce Risk. Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.	No unusual climatic, geologic, or seismic conditions on or near the Project Area exist to warrant building code, engineering standards, or construction methods in excess of California Building Code requirements, County building codes and land use regulations, and other formally established and conventional engineering and design standards and practices.	Consistent
GOAL S-10 Floodway and Floodplain Capacity. Floodways and floodplains that have acceptable capacity to accommodate flood events.		
Policies		
S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to	The Stormwater Management Plan for Village 14 and Planning Areas 16 and 19 was prepared to address LID, hydromodification management and other measure to minimize stormwater impacts on drainage and flood control facilities. Storm water facilities have been designed in accordance with the County's BMP requirements	Consistent

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minimize stormwater impacts on drainage and flood control facilities.	for permanent site design, stormwater treatment, and hydromodification management. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into biofiltration basins to remove trash, debris, and pollutants prior to discharging into the downstream natural conveyance channels.	
S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.	The Priority Development Project Stormwater Management Plan for the Proctor Valley (Village 14) and Planning Areas 16 and 19 identifies necessary facilities required both on and off-site to drain the Proposed Project and avoid impacts due to storm water runoff. This site will include 13 regional-type biofiltration basins at the downstream portions of the developed areas and along Proctor Valley Road, which will act to address both pollution control and flow control measures. Three biofiltration areas are proposed along Proctor Valley Road South and 10 biofiltration areas would be located within the developed portions of Village 14 and Planning Areas 16 and 19 (Appendix 2.1.13). The BMPs were selected based on their effectiveness for pollutant removal and ability to also be utilized for flow control. As a pretreatment measure, proprietary flow-through treatment control BMPs are proposed immediately upstream of the two larger biofiltration facilities.	Consistent
S-10.6 Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology. Increases in velocities and peak flow rates can result in flooding, erosion, and other problems downstream. Decreases can deprive biological resources of a needed water source.	The CEQA Drainage Study has been prepared in accordance with the County of San Diego Hydrology and Hydraulic Design Manuals to minimize adverse impacts on the surrounding area. The Proposed Project currently and ultimately drains into the Upper Otay Reservoir. Natural runoff from most areas north of the Proposed Project will be separated from the developed site runoff via separate storm drain systems. Thus, runoff from natural (undeveloped) areas would continue to drain directly to Proctor Valley and the Upper Otay Reservoir, and not comingle with runoff from the development until downstream of the proposed biofiltration basins (after low flows from the development have been treated). The onsite storm drains which conveys developed flows will be routed through a biofiltration basin prior to discharging into Proctor Valley and Jamul Creek. Increased peak flows to Proctor Valley and both the upper and lower Otay Reservoirs due to the development will be accepted by the City of San Diego on the condition that the quality of runoff is acceptable, and the Source Protection Guidelines for New Development are used to address water quality matters.	Consistent
GOAL S-12 Adequate Law Enforcement Facilities. Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County.		
Policies		
S-12.1 New Law Enforcement Facilities. Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of	The Proposed Project includes an onsite public safety site which is anticipated to house a future Sheriff's storefront facility.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
comprehensive services at levels consistent with substantially similar areas of the County.		
GOAL S-13 Safe Communities. Law enforcement facilities and services that help maintain safe communities.		
Policies		
S-13.1 Sheriff Facility Locations. Locate Sheriff facilities to best serve existing and planned development and the corresponding demand for services.	The Proposed Project includes a public safety site which is anticipated to house a Sheriff's storefront facility. (See S-12.1 above)	Consistent
S-13.2 Sheriff Facilities in Non-Residential Areas. Locate future Sheriff facilities in commercial, industrial, or mixed-use areas; they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation, geography, proximity to demand, and other factors that impact the practical provision of services.	The Proposed Project includes a public safety site which is anticipated to house a Sheriff storefront facility. As an alternative, the Sheriff's facility may be located in the commercial/retail Mixed Use Site.	Consistent
GOAL S-14 Crime Prevention. Crime prevention through building and site design.		
Policies		
S-14.1 Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.	The internal streets within the Proposed Project have been designed to connect to and through the neighborhoods rather than end in cul-de-sacs. The Proposed Project is bisected by a Circulation Element public road (Proctor Valley Road) that connects the four major development phases. Finally, the Proposed Project includes eight fully improved community access points along Proctor Valley Road. Public parks and other facilities are situated along Proctor Valley Road for easy access and visibility.	Consistent
S-14.2 Development Safety Techniques. Require development within Village areas to utilize planning and design techniques, as appropriate, that deter crime. Examples of design features include the following: • Avoiding landscaping that might create blind spots or hiding places • Centrally locating open green spaces and recreational uses so that they are visible from nearby	The street network has been designed in accordance with County Public Road Standards which incorporate public safety and includes separate bicycle and pedestrian access design considerations. Neighborhoods are designed to promote connectivity and interaction with other neighborhoods. Public and private park and recreation facilities are located central to neighborhoods to enhance visibility and deter crime. Monument/signage will mark primary community entries, backbone circulation system, and neighborhood entrances. Landscaping and street lighting will be designed to enhance pedestrian safety and deter crime. The Proposed Project includes eight gated access points and accommodates a Sheriff's storefront facility within the public safety site or Mixed-Use Site. The Village Design Plan includes building siting guidelines and CPTED design guidelines	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
homes and streets • Designing streets to discourage cut-through or high-speed traffic • Installing paving treatments, plantings, and architectural design features, such as columned gateways, to guide visitors to desired entrances and away from private areas • Installing walkways in locations safe for pedestrians • Designing lots, streets, and homes to encourage interaction between neighbors • Including mixed land uses that increase activities on the street • Siting and designing buildings oriented for occupants to view streets and public spaces	intended to deter crime. The Proposed Project will have an HOA, which generally implements a positive approach to facilitate neighbor communication and cooperation regarding community safety.	

Jamul/Dulzura Subregional Plan		
Policy	Project Conformance	Conformance Conclusion
LAND USE		
Goal 1 Development of the land in such a manner as to retain the rural densities and land uses of the community		
Goal 2 Agricultural land uses, which are compatible with limited water resources and established residential development		
Policy 1 The treatment of wastewater for all commercial or residential uses shall be limited to on-site sewage disposal systems.	The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section III. B. See Otay Ranch GDP/SRP, Part II, Chapter F, Page 194 "The provision of sewer service is not precluded in Village 14." The Proposed Project has been planned to be served by the Salt Creek Interceptor within the City of Chula Vista since 1994. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement which allows flows exclusively from the Otay Ranch in the County of San Diego.	Not Applicable
Policy 2 Semi-rural residential lots shall meet the following criteria:	The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section III. B.	Not Applicable
a) All lots should have imported water and be able to provide for on-site sewage disposal.	All lots are within the Otay Water District boundaries for water service. See Policy 1 regarding sewer.	Consistent

Jamul/Dulzura Subregional Plan		
Policy	Project Conformance	Conformance Conclusion
b) All future subdivisions of 20 or more lots should provide a minimum of 5% of the land in open space in addition to deeded lots.	The Otay Ranch RMP Preserve exceeds this 5% requirement.	
c) Road and street improvements should conform to the goals and policies as set forth under the Mobility Element of the County General Plan and the Mobility chapter of this document.	See Mobility Element County General Plan Consistency Analysis above.	
d) New development should provide for equestrian trails as designated on the County Trails Master Plan.		
e) All future developments should meet County standards for lot design and street patterns.	See County Policy M-11.8	
f) All utilities should be underground unless unfeasible.	See Specific Plan for standards and waivers as required per County standards.	
g) Clustering is permitted under the following circumstances:		
1) Within the County Water Authority boundary when groundwater is not used.	Utilities are underground.	
2) Land not included within the clustered lots is reserved for permanent open space and an open space easement or fee title is granted to the County or a resource protection conservancy over such land.	*Not Applicable*. Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section III. B.	
3) On-site sewage disposal systems must be approved by the Health Department for immediate and long term usage.		

Jamul/Dulzura Subregional Plan		
Policy	Project Conformance	Conformance Conclusion
4) The proposed development will have no adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category. 5) The proposed clustered development, including the open space areas, does not exceed overall density permitted without clustering by the County General Plan land use designation. 6) Proposed clustering development is compatible with the established community character. 7) The minimum lot size for clustering is one net acre for land designations SR-1, SR-2 and SR-4; and two net acres for land use designation SR-10.		
RURAL RESIDENTIAL		
Policy 3 There should be no more than one dwelling per ten acres outside the County Water Authority boundary and Rural Villages.	Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section III. B.	Not Applicable
Policy 4 The clustering of dwelling units is compatible in the rural areas under the following circumstances.	Due to size and complexities, the Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section III. B.	Not Applicable
a) The minimum lot size for clustering is four net acres for land use designations RL-20, RL-40, RL-80, and RL-160.		

Jamul/Dulzura Subregional Plan		
Policy	Project Conformance	Conformance Conclusion
b) Land not included within the clustered lots is reserved for permanent open space, and an open space easement or fee title is granted to the County or a resource protection conservancy over such land. c) On-site sewage disposal systems must be approved by the Health Department for immediate and long-term usage. d) The proposed development will have a no more adverse effect on the groundwater environment than would an equivalent non-clustered development as would otherwise be permitted in the subject land use category. e) The proposed clustered development, including the open space areas, does not exceed the overall density permitted without clustering by the County General Plan land use designation. f) Proposed clustered development is compatible with the established community character.		
Policy 5 Residential development outside the County Water Authority boundary should be limited to densities consistent with the County Groundwater Ordinance. The clustering of dwelling units is acceptable in areas that use groundwater, as long as they meet the provisions of the County Groundwater Ordinance.	The Proposed Project is within the County Water Authority Boundary.	Not Applicable

Jamul/Dulzura Subregional Plan		
Policy	Project Conformance	Conformance Conclusion
COMMERCIAL		
Policy 6 The major business center for the Subregion should be limited to one centralized area as generally defined by Highway 94 and Jefferson. Other commercial areas should be neighborhood type.	The Proposed Project has 10,000 square feet of neighborhood serving commercial and is consistent with the Otay Ranch GDP/SRP land use policies.	Consistent
Policy 7 Commercial development should retain the rural character of the Subregion and meet the following criteria: a) Structures limited to two stories in height b) Permanent exterior signs should be limited in size to 32 square feet and should have only indirect lighting. No sign shall have blinking lights. c) Non-permanent signage, such as inflatable advertisement, shall be limited to 90 days per year. d) Site Plan review should be done by the County, whenever possible, in order to guarantee the rural character of the community is met and to minimize conflicts between the commercial and adjoining noncommercial development in terms of traffic, parking, lighting, landscaping, and service delivery.	Structures are limited to two story heights, except for architectural features. See Specific Plan, Village Design Plan and Design Regulations regarding site plan review, signage, parking lighting etc.	Consistent
Policy 8 Commercial development should be discouraged outside the designated Village Boundary areas and should only be approved in the rural areas under the following conditions: a) The circulation and access needs can be met adequately. b) Neighborhood commercial development will not cause adverse impact on neighborhood properties.	The Otay Ranch GDP/SRP supersedes the land use policies in the Jamul/Dulzura Subregional Plan. See Otay Ranch GDP/SRP land use polices, Section III. B.	Not Applicable

Jamul/Dulzura Subregional Plan		
Policy	Project Conformance	Conformance Conclusion
c) Site Plan review and appropriate landscaping be required.		
AGRICULTURE		
Policy 9 Agricultural activities are essential in maintaining the existing rural life of the community. Therefore, the community encourages all types of agricultural activities, large or small, which provide a local or regional source of food/fiber/or livestock and when water and land resources are available.	The Specific Plan, Village Design Plan and Design Regulations refer to animal and agricultural uses.	Not applicable in Village 14 Consistent in Planning Areas 16/19
Policy 10 Strongly support a study of the long-range availability of groundwater for agricultural uses.		Not applicable
Policy 11 Keeping animals and other agricultural land uses on residential parcels of one acre or larger is desirable. As land holdings increase in size, the number of animals permitted should be increased. Land use regulations permissive enough to allow such agricultural uses are appropriate throughout the community.	The Specific Plan, Village Design Plan and Design Regulations refer to animal and agricultural uses.	Not applicable in Village 14 Consistent in Planning Areas 16/19
Policy 12 Encourage agricultural preserves and land conservation contracts in the Jamul/Dulzura Subregion unless the land is unsuitable for any type of agricultural use.		Not applicable
Policy 13 Encourage the cooperation of federal and State agencies, along with the local government, to promote agricultural development through the use of soil and water conservation projects.		Not applicable
Policy 14 Agricultural businesses, such as wineries, custom butchering, smokehouses, and fruit and vegetable packing, are appropriate in areas designated Semi-Rural 4 or lower densities, when compatible with existing development.		Not applicable

Jamul/Dulzura Subregional Plan		
Policy	Project Conformance	Conformance Conclusion
SPECIFIC PLANNING AREA – OTAY RANCH		
Policy 15 The development policies for the Otay Ranch project are contained in Volume 2 or the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The policies contained in the Jamul/Dulzura Plan Text apply to the areas of the Otay Ranch located within the Jamul/Dulzura Subregion. In case of conflict, the policies contained in Volume 2 of the Otay Subregional Plan Text shall take precedence.	See Otay Ranch GDP/SRP Consistency Analysis above.	Consistent
MOBILITY		
Goal 1 Develop a transportation system that provides for safe, efficient travel throughout this rural community and preserve the beauty, quality, and rural character of the Jamul/Dulzura Subregional Planning area.		
Policy 1 Road design within the community shall be compatible with topography and landscape and minimize grading. All road improvements shall be designed to maximize environmental and aesthetic considerations.	See consistency analysis for County General Plan Policies M-2.3, M-4.3, M-4.5	Consistency
Policy 2 County policies that provide for replacement of all healthy, mature trees lost during highway maintenance or improvement projects shall be strictly enforced.	The Proposed Project shall replace all healthy, mature trees lost during highway maintenance or improvement projects.	Consistent
Policy 3 All subdivisions, residential and commercial, shall incorporate asphaltic berms, in lieu of concrete curbs and gutters, unless concrete curbs and gutters and required because of the grade of the road, and graded walkways instead of concrete sidewalks.	Most of the internal roads are private. The grade on the public roads require concrete curbs and gutters.	Consistent

Jamul/Dulzura Subregional Plan		
Policy	Project Conformance	Conformance Conclusion
Policy 4 Locate major roads, to be constructed in the future, so as to by-pass rather than divide residential neighborhoods.	See consistency analysis for Otay Ranch GDP/SRP Policy "Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community."	Consistent
Policy 5 In order to keep the rural character of the community, it is important to retain the dark skies. Therefore, street lighting should be of the type to reflect downward only. Such lighting, when required, should be located at street intersections, ends of cul-de-sacs, and other locations as necessary for safety only.	The Proposed Project will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code.	Consistent
Policy 6 Require all new development to plan for secondary emergency access routes as adjacent parcels may develop in the future.	The Proposed Project provides secondary emergency access routes. See Fire Protection Plan and County General Plan Policy M-3.3.	Consistent
Policy 7 Encourage the establishment of secondary/emergency exit routes to existing development.	The Proposed Project provides secondary emergency access routes. See Fire Protection Plan and County General Plan Policy M-3.3.	Consistent
Goal 2 Automobile and non-motorized modes of travel are accommodated within the planning area.		
Policy 8 Support the construction of a local road network, which is designed to service the existing land use pattern and the future community development.	See County General Plan Policy M-3-1,	Consistent
Policy 9 Funding priority shall be given to maintaining the existing road system in good condition. The construction of new or the upgrading of existing roads, as shown on the Mobility Element, shall not be accomplished until their need has been demonstrated to the Jamul/Dulzura Community Planning Group. This shall be done by an annual evaluation of the Department of Public Work's multi-year Capital Improvements Program for this Planning Area.	See County General Plan Policies LU 12.3 and M-3.2.	Consistent

Jamul/Dulzura Subregional Plan		
Policy	Project Conformance	Conformance Conclusion
Policy 10 The development of public transportation to the Jamul/Dulzura area from El Cajon, Rancho San Diego, and San Diego is recognized as desirable. A study in the feasibility of extending the life line bus service in the community should be encouraged.	See County General Plan Policy M-8.5	Consistent
Policy 11 Residential development shall be designed with equestrian trails and foot paths as an integral part of the project. In addition, permission should be granted for short-term use of portions of Mobility Element road easements for equestrian trails until such time as full road improvements are necessary.	See County General Plan Policies M-4.1, M-4.3	Consistent
Policy 12 Support the design and construction of safe, attractive pedestrian, bicycle, and equestrian crossings at logical points of major thoroughfares. In particular, the junctions of Highway 94 and Jefferson and Skyline Truck Trail and Lyons Valley should have crossings.		Not applicable
Goal 3 A local road system that is safe and efficient.		
Policy 13 Include fire safe road standards as criteria for County evaluation of proposed road and subdivisions.	See County General Plan Policies M-3.3, M-4.4	Consistent
Policy 14 Road built to the County rural public road standards should be accepted into the County's maintained road system, when applicable.	Public roads will be accepted into the County's maintained road system.	Consistent

Jamul/Dulzura Subregional Plan		
Policy	Project Conformance	Conformance Conclusion
Policy 15 Encourage the elimination of safety hazards caused by direct access of traffic onto major arterial or collector streets. In particular, new commercial development shall have limited access on such roads. Consideration should be given to a method of limited access along State Highway 94 in the Steel Canyon area as traffic increases and congestion occurs.	See County General Plan Policies M-2.2, M-4.3	Consistent
RECREATION		
Goal 4 Support the establishment of improved recreational facilities in the Jamul/Dulzura Planning Area that will meet the distinctive needs of the community and enrich the lives of the residents.		
Policy 1 The early identification and acquisition of local recreation sites in order to reduce costs is encouraged	No acquisition necessary as parks are provided as development exactions.	Not applicable
Policy 2 Park development should be in the form of active recreation (i.e., multi-purpose play fields, community center, horse staging areas). The development of passive recreation (i.e., picnic grounds, open space) should be highly restricted. It is the strong belief of the citizens that the community's ultimate density provides for adequate open space by the individual landowners.	See Specific Plan – Parks and Recreation Master Plan Chapter III.F. See also County General Plan Policies COS-21.1, 21.2	Consistent
Policy 3 – The highest priority for recreation is the development of a community activity center near the Jamul town center to serve as a social focal point. Any proposal for such a center should include facilities for the keeping of historical artifacts and photographs and a listing of historic structures and their location.	The Proposed Project does not propose a Jamul town center.	Not applicable

Jamul/Dulzura Subregional Plan		
Policy	Project Conformance	Conformance Conclusion
Policy 4 The possibilities of developing State and federal land, as well as County or local district land, should be investigated in order to limit park costs. It would be considered ideal for local parks to located adjacent to other public facilities, such as schools, fire stations, State parks, or County road stations, to allow for common sharing of facilities as well as common policing.	The Proposed Project will locate parks within the Project's ownership. Parks are located adjacent to other public facilities.	Consistent
Policy 5 The establishment of an appropriate entity to provide for park and recreation facilities, services, maintenance, and operation as well as other need public facilities for the community is considered important for the general goals of the Plan to be met.	The public parks and recreation facilities will be maintained and operated by an appropriate entity. See Specific Plan, Public Facilities Financing Plan.	Consistent
Policy 6 Utilization of all potential sources of funding and aid that will improve the availability of youth recreational facilities and educational activities of all age groups should be encouraged.	All potential funding sources will be encouraged.	Consistent
Policy 7 Strick controls for prohibiting off-road vehicle use in other than specifically designated areas is highly desirable.	The Proposed Project will prohibit off-road vehicle use. Common areas within the Proposed Project will be maintained by a Homeowner's Association with CC&Rs. The Otay Ranch Preserve will be maintained by the Preserve Owner Manager (POM).	Consistent
Policy 8 Private enterprise should be encouraged to provide additional recreational facilities for the community. Examples of such facilities are tennis and handball courts, swimming pools, picnic areas, etc.	Private recreational facilities are provided in the Proposed Project, including swim clubs, private parks and recreational areas. See Specific Plan Parks and Recreation Master Plan Chapter III.F.	Consistent
CONSERVATION		
Goal 5 Environmental resources in the Jamul/Dulzura area that are carefully managed to maintain them for future needs.		
Policy 1 Require the preservation of diverse, viable natural habitats, and aesthetic resources, such as scenic rock outcroppings, ridge tops, and mountain peaks.	See County General Plan, Conservation Element, Policies COS-1.1 to 1.9 and COS-2.1 and 2.2 consistency analysis.	Consistent

Jamul/Dulzura Subregional Plan		
Policy	Project Conformance	Conformance Conclusion
Policy 2 – Protect sensitive biological, archaeological, aesthetic, mineral, and water resources within Resource Conservation Areas (RCAs) identified in the Plan.	The Proposed Project is not in an RCA.	Not applicable
Policy 3 – Strict controls over land uses in areas not served by imported water should be supported in order to ensure the long-term availability of groundwater resources.	The Proposed Project is served by imported water from Otay Water District.	Not applicable
Policy 4 – A large scale groundwater study in the Jamul/Dulzura Subregional Plan Area to clearly evaluate the capabilities of the local groundwater supply should be prepared at the earliest possible date.	The Proposed Project is served by the imported water from the Otay Water District.	Not applicable
Policy 5 – Historical buildings should be identified.	The Proposed Project has no historical buildings.	Not applicable
Policy 6 Standards should be developed for control over light pollution to preserve the dark sky characteristics of the Jamul/Dulzura Subregion.	The Proposed Project will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code.	Consistent
Policy 7 Discourage development in areas with geologic hazards, such as landslide prone soils and seismic risks.	See County General Plan Policies LU-6.10, S-7.10	Consistent
SCENIC HIGHWAYS		
Goal 6 The designation of a scenic highway system that provides attractive and scenic travel routes within the Jamul/Dulzura Subregional area.		
Policy 1 The scenic highway corridors in the Jamul/Dulzura Subregional Area designated in the County General Plan Conservation and Open Space Element include: State Route 94, Lyons Valley Road, Skyline Truck Trail, Proctor Valley Road, Honey Springs, and Otay Lakes. In addition to these scenic highway corridors, Lawson Valley Road is a scenic corridor that is also important to the community	Proctor Valley Road is a scenic highway as specified in the Jamul/Dulzura Subregional Plan, the County General Plan and the Otay Ranch GDP/SRP.	Consistent

Jamul/Dulzura Subregional Plan		
Policy	Project Conformance	Conformance Conclusion
Policy 2 The route identified above, and those identified in the Conservation and Open Space Element, should be protected by the application of a "S" Scenic designator.	Proctor Valley Road will be protected by the application of a "S" Scenic designator.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 14		
VILLAGE CHARACTER POLICIES		
The village character should be guided by the following qualities and characteristics unique to this village. • Topography • Location between two mountains • Transition to Jamul • Views to San Miguel and Jamul Mountains, and distant views to Mexico • Recreational Theme • Resources • Synergism with Jamul Planning Area.	The Proposed Project character is guided by the location of the development area between two mountains that form a broad isolated valley. The topography provides an opportunity to place the highest density residential and the activity center of the Proposed Project within the valley. This creates a walkable Village Core at the heart of the village. Density and intensity of uses decrease away from the Village Core, with the largest single family lots planned at the perimeter, adjacent to the RMP Preserve. The neighborhoods are designed to take maximum advantage of views to the San Miguel and Jamul mountains through lot orientation and grade separation between lots. The Specific Plan establishes an active lifestyle and wellness recreation theme implemented through an extensive system of public parks, private swim clubs and private pocket parks distributed throughout residential neighborhoods. All residents have access to a recreation facility within ½ mile of their homes. In addition, a park to park loop network connects residential neighborhoods to public and private parks. The Proposed Project includes approximately 426.7 acres of open space on-site which will be conveyed to the POM and become part of the 11,375-acre Otay Ranch RMP Preserve system. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. Synergy with the Jamul Planning Area is accomplished through the provision of public facilities and services within the Village 14 village core. Village 14 remains a Transitional Village between the more intense development to the south within the City of Chula Vista and the rural town of Jamul to the north.	Consistent
The designation of this village as low intensity is intended to establish the character for the valley, and is not intended to prohibit the use of areas of higher density associated with the village core.	The Proposed Project focuses the higher density and intensity land uses within the valley and the lower intensity, large-lot single family uses at the perimeter.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
Medium and Low-Medium density residential uses should be located in areas in the immediate vicinity of the village core. Densities of remaining residential areas (comprising the bulk of total residential acreage) should decrease as these areas radiate from along Proctor Valley Road toward the Salt Creek and Jamul areas. In hillside areas, development should be clustered to provide lower densities on steeper slopes.	The Proposed Project locates both medium and low medium density residential uses within the Village Core and in neighborhoods surrounding the Village Core. Residential densities decrease as development moves away from the Village Core, with the largest lots planned at the perimeter.	Consistent
The unique characteristics of Proctor Valley, in particular the isolated wide valley, presents an opportunity for specialized recreational land uses.	The Proposed Project establishes an active lifestyle and wellness recreation theme, through the provision of an extensive system of public parks, private swim clubs within the Village Core and pocket parks distributed throughout the residential neighborhoods. An internal pedestrian network includes a 3.0-mile park to park loop system, connecting the public and private parks and a Community Pathway is along the 4.5-mile length of Proctor Valley Road, which connects the communities of Chula Vista and Jamul.	Consistent
Final development areas shall be adjusted to accommodate the width of regional wildlife corridors. Affected dwelling units can be transferred to less environmentally sensitive areas during SPA level planning.	The development areas were adjusted prior to Otay Ranch GDP/SRP approval to accommodate the increased width of the regional wildlife corridor. Because the Applicant does not own certain portions of Village 14, the Proposed Project does not propose density adjustments to the development area.	Consistent
The most northern residential area should provide a transition to the more rural areas to the northeast, incorporating the larger lots next to the open space corridors.	Larger single-family lots are planned within the northern portion of Village 14 adjacent to open space areas.	Consistent
Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community.	The Proposed Project includes an Otay Ranch GDP/SRP amendment to reclassify Proctor Valley Road from a 4-Lane Major Road to a 2-Lane Light Collector from the existing improved limits to the west, through the Project Area to the north. Reduced speeds are anticipated through the Village Core to increase pedestrian safety and avoid conflicts with activities within the Village Core. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. Narrowing Proctor Valley Road and eliminating the Otay Ranch GDP/SRP alignment through Planning Areas 16/19, enhances RMP Preserve design, reduces edge effects and increases preservation of sensitive habitats.	Consistent
All buildings should be low profile and predominantly horizontal in nature.	Residential development will include one and two-story structures. The Village Design Plan and Development Regulations provide guidelines for building height, scale, bulk and landscape elements.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
Utilize building colors which harmonize with the natural surroundings.	The Village Design Plan includes guidelines that require building materials and colors that harmonize with the surrounding natural open space areas.	Consistent
VILLAGE CORE POLICIES		
Create a village core with sufficient intensity to provide facilities needed to establish a community focus: a viable commercial center, elementary school, multi-family residential uses, parks and a focal point for public assembly.	The Proposed Project includes a synergistic mix of land uses within the Village Core. The Village Core is in the heart of the Project Area and includes: • An elementary school site • Village Green (Public Park P-2) • Mixed Use Village Square containing up to 10,000 sq. ft. of commercial/retail uses • Public Safety Site planned to accommodate a fire station and Sheriff's storefront facility	Consistent
The village core will include a variety of housing types. Residential uses up to medium density (6-11 du/acre) are appropriate close to the village core. Affordable housing may be accommodated through limited high intensity housing in the village core. Affordable housing will be provided in accordance with the provisions of the Otay Ranch GDP/SRP Housing Chapter (Part II, Chapter 3).	The Village Core includes a higher density residential uses within Village 14 outside the Proposed Project ownership boundaries. The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.	Consistent
PARKS AND OPEN SPACE POLICIES		
Conservation and wildlife corridors shall be incorporated into the design and may also serve to separate the village development areas from surrounding areas. The design and location of these wildlife corridors should be consistent with the Wildlife Corridor Study and the RMP. Wildlife corridors may be added or widened, as a result of the study, reducing development acreage (see Section E, Implementation for Density Transfer provisions).	Two open space corridors extend through the Proposed Project to establish a habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." These open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.	Consistent
Building and landscape materials used in this area should reflect the natural environment and be complimentary to the existing natural setting.	The Village Design Plan includes guidelines that require building colors and materials that harmonize with the surrounding natural open space areas. In addition, the Village Design Plan and the Preserve Edge Plan establish a landscape palette compatible and complementary to the existing surrounding natural setting.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
In keeping with the low intensity character and isolated setting, development should reflect the natural landforms, with natural contour grading techniques employed including: • Recontouring and slope variation. • Smooth transitions at tops of slopes, rather than harsh geometric slope banks and pads. • Rounded, finished contours.	The Village 14 Design Plan and Planning Areas 16 and 19 Design Guidelines establish grading guidelines which include landform grading techniques to reflect the natural landform and minimize grading impacts.	Consistent
OTHER PROCTOR VALLEY POLICIES		
Village Fourteen shall not be approved until a publicly or privately-initiated General Plan Amendment (GPA) has been processed for the adjacent properties which identifies the ultimate land uses; the needed services, facilities and roads, a drainage plan for reservoir protection; and how sensitive resources will be preserved. As an alternative to an approved GPA for the adjacent properties, the Village Fourteen analysis shall include the long term land uses, residential densities, and facility/service requirements for those adjacent properties that relate to the Village Fourteen Proctor Valley Specific Planning Area.	The County of San Diego prepared a comprehensive General Plan Update (General Plan 2020) which included Proctor Valley Village 14, Planning Areas 16 and 19 and adjacent properties. The County Board of Supervisors approved General Plan 2020 in August 2011.	Consistent
Important view corridors to natural landforms should be identified at the SPA level and be addressed in the final project design.	The Proposed Project maximizes view opportunities from single family neighborhoods and public parks to adjacent natural landforms. Scenic values extend through Proctor Valley. View of the Arroyo, San Miguel and Jamul Mountains are preserved. The Project Area contains undulating open space areas along Proctor Valley Road which will be preserved. Proctor Valley Road is designated a scenic roadway. The Proctor Valley Road alignment seeks to preserve significant rock outcroppings and landforms and preserve views to Upper Otay Reservoir.	Consistent
Site layout should create or enhance views from homesite.	Homes are oriented to promote views of the surrounding mountains and are limited to two stories. The terraced nature of the development will promote views across Proctor Valley to adjacent open space areas.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
Grading (large cut/fill slopes in particular) should be minimized.	The Village Design Plan and Design Guidelines contain landform grading guidelines which must be implemented within the Proposed Project.	Consistent
Landform grading guidelines shall be developed as part of the overall Ranch Design Plan and further refined in the Village Design Plan at the SPA level.	The approved Otay Ranch Overall Design Plan, Village 14 Design Plan and Planning Areas 16/19 Design Guidelines include grading guidelines including contour grading and manufactured slope to natural slope transition techniques.	Consistent
Residential and recreational building should be designed to harmonize with the existing topography. Hillside sites should be designed to take advantage of the opportunities to create outdoor decks, terraces and viewing areas.	The Village Design Plan and Design guidelines include both residential and non-residential development and siting planning guidelines to take advantage of views into and across the RMP Preserve areas. In addition, the Fire Protection Plan provides guidance regarding allowable uses at the perimeter of development within the Project Area.	Consistent
Split level pads should be utilized wherever feasible, to help minimize manufactures slopes.	Grading split lots in this terrain will be difficult and more expensive. Cut lots are not anticipated to exist after remedial grading due to the geologic units present on site which are predominantly comprised of hard rock, oversize rock, and expansive clays. Over-excavation and replacement with compacted fills soils is recommended for lots that expose these materials at or near design grade. This over-excavation will necessitate that the lot split slope be removed and replaced with a drained stabilization fill. To accomplish this substantially more grading will be required for each lot. In hard rock regimes, secondary blasting and/or use of large excavators equipped with rock breakers/hoe rams will be necessary to facilitate construction of the stabilization fills. In addition, each lot split slope will have a subterranean drain system requiring additional long-term maintenance for future homeowners. Failure to maintain these drainage systems can lead to post-grade seepage, slope instability and structural distress to the residence and associated improvements. Construction of homes across a lot split presents significant challenges from a geotechnical and structural engineering perspective, particularly as it relates to differential settlement/movement and drainage. From geotechnical perspective, it is recommended that structures uniformly bear on the same material across entire structural footprint to help minimize distress related to differential settlement/movement. This may require additional grading/over-excavation and replacement with compacted fill where deepened foundation elements are planned.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
	Residential structures are typically built across a lot split utilize a restrained wall to accommodate the elevation difference. These walls require 'select' free draining soils for backfill which are not widely available onsite. Import of soils for select structural backfill should be anticipated. Waterproofing and drainage will be required for these walls presenting additional long-term homeowner maintenance. Another issue is the presence of expansive clays onsite. Fills comprised of expansive soils are typically mitigated by utilizing post-tensioned foundation systems. These foundation systems are not feasible or their efficacy drastically diminished when used in a split lot configuration. This may necessitate removal and replacement of expansive soils or use of deep foundation systems which are typically cost prohibitive.	
The provision of sewer service is not precluded in Village Fourteen	Sewer service to the Proposed Project will provided through the San Diego County Sanitation District via the Salt Creek Interceptor (City of Chula Vista). The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement that allows exclusive flows from the Otay Ranch, including the Proposed Project, to be conveyed through the Salt Creek Interceptor. The Salt Creek Interceptor has enough capacity to accommodate flows from the Proposed Project.	Consistent
PLANNING AREAS 16 and 19 POLICIES		
VILLAGE CHARACTER POLICIES		
Define general building sites at the SPA level	The Proposed Project establishes building sites, outside areas designated “Limited Development Areas.” The layout of the building structures on the building pads on the large estate and ranchette lots in Planning Areas 16 and 19 cannot be determined at this time.	Consistent
Limited Development Areas may be included within private lots with no development allowed. Roads and utilities are anticipated to cross or lie within these areas	The Proposed Project includes approximately 127.1 acres of Limited Development Areas (LDA) within private lots; however, development is limited to areas outside of the LDAs. Approximately 95.3 acres of LDA are included within private residential lots but subject to conservation easements, approximately 12.7 acres are impacted with roads and utilities and 31.9 acres are HOA maintained Conserved Open Space.	Consistent
Adjust development areas based on wildlife corridors.	The Otay Ranch GDP/SRP approved in 1993 was consistent with the Baldwin Wildlife Corridor Study (1992) prepared by Ogden, therefore the 1993 Otay Ranch GDP/SRP reflects the widened wildlife corridors. The Proposed Project is consistent with wildlife corridors in the Otay Ranch GDP/SRP.	Consistent
Prepare architectural guidelines for homes, ancillary structures, fencing, landscaping and grading at the SPA level.	The Planning Areas 16 and 19 Design Guidelines include architectural design guidelines for homes and ancillary structures, fencing, landscaping and grading.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
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PARKS AND OPEN SPACE POLICIES		
Application of the 3 acres per 1,000 resident's standard would result in the development of 3.7 acres of local parks in the Jamul Rural Estate Area. To satisfy this requirement, 2.5 acres of neighborhood parks/town square are planned. This obligation could be satisfied through the actual provision of a park within the rural estate area or the payment of park land dedication fees. The remaining obligation is satisfied through the provision of community parks in Villages Two, Ten and the EUC.	These areas may satisfy park obligations through the payment of fees, development of parks or a combination of both.	Consistent
The following policies will guide the design of parks and open spaces in the Jamul Rural Estate Area:		
Privately owned lots shall not extend into the management preserve identified in the RMP.	Private lots do not extend into the RMP Preserve areas identified in the RMP.	Consistent
Provide for wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.	The Proposed Project is consistent with the Phase 2 RMP Wildlife Corridor Study (Appendix 3). The Proposed Project preserves the 1,300-foot-wide R-1 regional wildlife corridor per the Wildlife Corridor Study.	Consistent
Provide setbacks and landscaping along Proctor Valley Road consistent with the area theme.	Proctor Valley Road (off-site north segment) has been realigned through Planning Areas 16 and 19 to minimize impacts to sensitive environmental resources. Grading impacts have been reduced to create a more rural character for this segment between Village 14 and the community of Jamul. The 10' Community Pathway continues through Planning Areas 16 and 19 connecting to Jamul.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
Provide for equestrian, bike and pedestrian connections into the adjacent open space areas.	The Proposed Project includes a 4.5 miles of multi-purpose trails designated the Community Pathway along Proctor Valley Road, which includes both bike and pedestrian components. The County, in conjunction with local jurisdictions and agencies is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trail alignments within and adjacent to the Proposed Project. The Proposed Project also includes easements for potential future connections to nature trails within the RMP Preserve at five potential locations, subject to the Otay Regional Trail Alignment Study. A 5-foot wide DG walkway is planned adjacent to the Public and Private Rural Residential Roads within Planning Area 16, providing a pedestrian network through the single family residential neighborhoods.	Consistent
Maintenance of open space areas which are not included in the Resource Management Preserve shall be assured through a homeowner's association or similar funding mechanism and addressed at the SPA level	The Proposed Project anticipates the formation of a Community Facility District or other similar financing mechanism by the County to provide funding for the perpetual maintenance and management of Otay Ranch RMP Preserve lands. In addition, a Master Homeowners Association will be established to maintain certain open space areas within Planning Areas 16 and 19 and to enforce the CC&Rs.	Consistent
OTHER JAMUL RURAL ESTATE POLICIES		
Landform grading guidelines shall be developed as part of the Design Plan with the SPA. These shall address individual lot, road and other grading, and shall minimize grading in conjunction with lot development.	The Planning Areas 16 and 19 Design Guidelines address grading within private lots and roads to minimize grading wherever feasible.	Consistent
Encourage the use of split pads to minimize grading, where feasible.	Grading split lots in this terrain will be difficult and more expensive. Cut lots are not anticipated to exist after remedial grading due to the geologic units present on site which are predominantly comprised of hard rock, oversize rock, and expansive clays. Over-excavation and replacement with compacted fills soils is recommended for lots that expose these materials at or near design grade. This over-excavation will necessitate that the lot split slope be removed and replaced with a drained stabilization fill. To accomplish this substantially more grading will be required for each lot. In hard rock regimes, secondary blasting and/or use of large excavators equipped with rock breakers/hoe rams will be necessary to facilitate construction of the stabilization fills. In addition, each lot split slope will have a subterranean drain system requiring additional long-term maintenance for future homeowners. Failure to maintain these drainage systems can lead to post-grade seepage, slope instability and structural distress to the residence and associated improvements.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
	Construction of homes across a lot split presents significant challenges from a geotechnical and structural engineering perspective, particularly as it relates to differential settlement/movement and drainage. From geotechnical perspective, it is recommended that structures uniformly bear on the same material across entire structural footprint to help minimize distress related to differential settlement/movement. This may require additional grading/over-excavation and replacement with compacted fill where deepened foundation elements are planned. Residential structures are typically built across a lot split utilize a restrained wall to accommodate the elevation difference. These walls require 'select' free draining soils for backfill which are not widely available onsite. Import of soils for select structural backfill should be anticipated. Waterproofing and drainage will be required for these walls presenting additional long-term homeowner maintenance. Another issue is the presence of expansive clays onsite. Fills comprised of expansive soils are typically mitigated by utilizing post-tensioned foundation systems. These foundation systems are not feasible or their efficacy drastically diminished when used in a split lot configuration. This may necessitate removal and replacement of expansive soils or use of deep foundation systems which are typically cost prohibitive.	
Utilize rural road standards to minimize impacts from grading and to reinforce the proposed character of the area.	The off-site north Proctor Valley Road segment grading impacts and ROW have been reduced to reinforce the rural character of the area and minimize grading impacts on adjacent sensitive resources. This roadway segment eliminates median and parkway improvements and narrows the paved travel lanes. The Community Pathway is retained along one side of the roadway. The public roads are designed to public and private road standards. See Specific Plan Chapter VIII. Internal Circulation Options for information regarding the Proctor Valley Road North option (Street Section 10a. 10b and 10c).	Consistent
The provision of sewer service is not precluded in Planning Areas 16 and 19.	A sewer line is planned within Proctor Valley Road to the southern limit Planning Areas 16 development. An additional private gravity sewer system is planned within Planning Areas 16/19 to serve the development area. The County's sewer capacity in the Salt Creek Interceptor is limited to Otay Ranch.	Consistent
OTAY RANCH GDP/SRP -- LAND USE GOALS		
Develop comprehensive, well integrated and balanced land uses, which are compatible with the surroundings.	The Specific Plan land use pattern integrates the land uses within the natural setting of Proctor Valley. The land uses include: a mix of single-family residential neighborhoods, an elementary school site, a public safety site, planned to accommodate a fire station and Sheriff's storefront facility, parks and recreation facilities and open space. Larger estate and ranchette lots are planned within Village 14 and Planning Areas 16/19. Limited Development Areas within Planning Area 16 provide transition areas between the building pad and surround natural open space areas.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
	The streets and buildings will be integrated into the natural topography on the hillsides. Neighborhood-serving land uses are located within Village 14 within walking distance of most residential neighborhoods. Landscaping will reference the historic agricultural setting with groves of trees and will sensitively transition between development areas and the natural RMP Preserve areas. Two open space corridors extend through the Project Area to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." This open space Preserve corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.	
Environmentally sensitive development should preserve and protect significant resources and large open space areas.	As established in the Otay Ranch Phase 2 RMP, 1.188 acres of RMP Preserve land, less common use land, must be conveyed to the RMP Preserve Owner Manager for every acre of development, in conjunction with final map approval. The Specific Plan includes the designation of 426.7 of RMP Preserve land on-site. The Proposed Project will also convey approximately 350.1 acres of off-site RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation. Two open space corridors extend through the Project Area to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." These open space corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.	Consistent
Reduce reliance on the automobile and promote alternative modes of transportation.	This policy is more applicable to the more intense development areas with the Otay Valley Parcel of Otay Ranch. The Otay Ranch GDP/SRP established Village 14 as a Specialty Village that also serves as a Transitional Village between the more intensive development with Chula Vista and the rural community of Jamul. To the greatest extent feasible and considering its isolated location, the Specific Plan endeavors to accommodate the alternative mobility program described in the Otay Ranch GDP/SRP. The land use plan includes a centrally located Village Core comprised of an elementary school site, Village Green (public park) and Mixed-Use Village Square with up to 10,000 sq. ft. of commercial/retail uses. The Village Core also includes a public safety site. The Village Core is in the heart of Village 14, in proximity to residential uses to encourage pedestrian and bicycle travel as an alternative to the automobile. The Proposed Project provides for bicycle and pedestrian circulation. Pedestrian pathways and sidewalks are provided along all streets. The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and P-2 Park.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
Promote village land uses, which offer a sense of place to residents and promotes social interaction.	The Village Core is comprised of an elementary school site, Village Green (public park P-1), and a Mixed-Use Village Square containing up to 10,000 sq. ft. of commercial retail uses. The Village Core also includes a public safety site. Village Core land uses are linked with the surrounding single family residential neighborhoods through pedestrian network comprised of the Community Pathway and park-to-park loop. Village Core land uses provide opportunities for active and passive recreation and serve as gathering spots for residents and visitors.	Consistent
Diversify the economic base within Otay Ranch.	The foundation for a diverse economic base within Otay Ranch lies within the Otay Ranch GDP/SRP which identified Planning Area 12 and the EUC (within the City of Chula Vista) as the urban heart of Otay Ranch, Industrial Planning Areas as the Ranch's job generators, a University Area, Urban Villages (Villages 1 through 11), Rural Estate Areas (Planning Areas 16 and 17) and Specialty Villages. Village 14 is planned as a Specialty Village, as defined by the Otay Ranch GDP/SRP. The Village 14 active lifestyle and wellness theme is implemented through the provision of land uses and facilities that promote physical, contemplative and social activities. The Specific Plan creates a mixed-use village containing neighborhoods within a variety of housing types and sizes including lots that accommodate executive-level homes. Higher priced larger lot homes were deemed necessary to achieve South County's economic development strategies to attract value enhanced manufacturing and research opportunities. The acquisition of Village 15 by conservation entities for conservation purposes large lot development areas effectively eliminated 516 higher-end single family detached homes, making the Proposed Project an even more important component of the region's economic strategy. The proposed Specific Plan is consistent with the policy by creating a range of single family neighborhoods to meet this need.	Consistent
Promote synergistic uses between the villages and town centers of the Otay Ranch to provide a balance of activities, services, and facilities.	The Proposed Project implements this goal by providing a unique combination of land uses, a mix of single-family neighborhoods and a Mixed-Use Site, an elementary school site, a public safety site planned to accommodate a fire station and Sheriff's storefront facility, and park and recreation facilities.	Consistent
OTAY RANCH GDP/SRP -- MOBILITY GOALS		
Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch.	This policy is more applicable to the more intense development areas within the Otay Valley Parcel of Otay Ranch. The Otay Ranch GDP/SRP established Village 14 as a Specialty Village and also serves as a Transitional Village between the more intensive development within the City of Chula Vista and the rural community of Jamul. To the greatest extent feasible and considering the isolated location, the Specific Plan endeavors to accommodate the alternative mobility program described in the Otay Ranch GDP/SRP.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
	The Proposed Project implements this goal through an internal, local, and regional circulation network. The internal circulation concept provides adequate vehicular access, provides alternate routes to disperse traffic within the residential neighborhoods and provides connections to existing circulation roads to the west and northeast of the Proposed Project. Proctor Valley Road is proposed for a maximum travel speed of 30 miles per hour. Five roundabouts are planned at key intersections with Proctor Valley Road and neighborhood access points slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. This reduced speed will contribute to traffic calming and allow bicycles to travel on streets without designated travel lanes. The Specific Plan identifies the locations of potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park. Primary local access to the Proposed Project is provided from the west by Proctor Valley Road, which also serves as a continuous through the village to the north to the community Jamul. Regional access is provided by State Route 125 (SR-125), located approximately three miles to the west. Interstate 805 (I-805), approximately eight miles to the west provides secondary north/south access. SR-54, located approximately six miles to the northwest, connects to SR-125 and I-805 and provides regional east/west access. I-905, located approximately seven miles to the south, provides additional east/west access and connects to SR-125 and I-805. SR-94, located approximately three miles to the northeast, passes through Jamul and provides additional east/west access.	
Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents.	The circulation plan incorporates vehicular and non-vehicular modes of transportation. These facilities are designed to create an integrated system of roadways, bike lanes, trails, and pedestrian pathways. Roads are arranged into a hierarchy, organized by function, to facilitate access within and around the Proposed Project. Road classifications are based on the General Plan classifications and have been refined to reflect the specific opportunities and constraints within the Proposed Project. An effort has been made, where feasible, to reduce street paving to slow the flow of traffic and create a pleasant walking environment. Roundabouts and intersection neckdowns are planned to slow traffic and enhance bicycle and pedestrian access. The Specific Plan identifies the locations for potential future transit stop within the Village 14 Core area, adjacent to the Mixed-Use Site and the P-2 Park.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
Village entry streets should incorporate medians and be landscaped to reinforce village character and identity/	The Proposed Project includes eight community access points along Proctor Valley Road, with five roundabouts planned at key intersections. Enhanced landscaping and signage within the roundabout creates a gateway into the residential neighborhoods and reinforces the Old California theme for the community. In addition, landscaped parkways along these roadways carry the landscape theme into the residential neighborhoods, which are further reflected in the gated entry elements. See Village 14 Design Plan for additional details.	Consistent
OTAY RANCH GDP/SRP -- HOUSING GOALS		
Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types, and prices.	The Proposed Project implements the goal of providing diverse housing types by providing 11 single family lots sizes, which are anticipated to accommodate approximately 26 varied single-family floorplans. Lot sizes range from 4,250 to 1 and 2-acre estate and ranchette lots. The Proposed Project also includes a residential site planned to accommodate detached courtyard homes, which may include four unique floorplans. The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.	Consistent
The provision of sufficient housing opportunities for persons of all economic, ethnic, religious, and age groups, as well as those with special needs such as the handicapped, elderly, single-parent families and the homeless.	An Affirmative Fair Marketing Plan or participation in the San Diego County Building Association's Plan, that describes outreach efforts and lending practices will be undertaken to attract prospective homebuyers and/or tenants in the proposed housing marketing area, regardless of gender, age, race, religion, handicap, or economic status, will be prepared prior to construction and sales of the housing within the Project Area. The Proposed Project is consistent with the manner in which the County Housing Element addresses reservations by income level. Pursuant to the implementation measures set forth in the Otay Ranch GDP/SRP, "after 1996, the reservations by income level shall be consistent with the policies and programs contained in the Housing Elements of the appropriate land use jurisdiction." See also the GPAR discussion of the types of residential uses (Section C.1) and the Project Description in the EIR.	Consistent

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Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- PARKS, RECREATION, OPEN SPACE GOALS		
Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural, and aesthetic needs of project residents of all ages and physical abilities.	The Proposed Project implements this goal through the Specific Plan Parks, Recreation, Open Space, Preserve and Trails Master Plan which 24.8 acres of public and private parks, including four public parks, ranging in size from 1.4 acres to 7.2 acres. Private park facilities include three swim clubs and pocket parks distributed through single family neighborhoods. The public and private park system provides a variety of recreational experiences. In addition, the Proposed Project provides a pedestrian network which connects the Proposed Project to regional trails – the Community Pathway along Proctor Valley Road, the internal park to park loop system and the 5-foot wide DG walkway along the Public and Private Rural Residential Roads within Planning Area 16. Further, the Proposed Project will satisfy the Preserve Conveyance Obligation that 1.188 acres of RMP Preserve land be conveyed per one acre of developable land, less common use areas. A multi-use pathway and pedestrian system is incorporated as mobility and recreation components of the Proposed Project.	Consistent
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS		
Overall Goal Assure the efficient and timely provision of public services and facilities of developable areas of Otay Ranch concurrent with need.	A Public Facility Financing Plan (PFFP) and Fiscal Impact Analysis (FIA) have been prepared in conjunction with the Proposed Project in compliance with the Otay Ranch GDP/SRP goal to assure the efficient and timely provision of services and facilities concurrent with need. The PFFP provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and construction responsibilities for each facility. The Fiscal Impact Analysis concludes that the Proposed Project generates an annual surplus revenue of $814,115 to the County at build-out.	Consistent
Drainage Facilities Provide protection to the Otay Ranch project area and surrounding communities from fire, flooding, and geologic hazards. Ensure that water quality within the Otay Ranch project area is not compromised. Ensure that the City of San Diego's water rights within the Otay River Watershed shall not diminish.	The Specific Plan implements the drainage and runoff goals with the provision of a storm drain system which filters urban runoff from the developed areas before mixing it with natural runoff from the undeveloped portion. Thus, runoff will meet water quality requirements before draining to Upper Otay Reservoir. Drainage and urban runoff from the developed portion of the Proposed Project will drain to discharge locations via an internal storm drain system. First flush and dry weather runoff from developed areas will be diverted to biofiltration basins prior to discharge into Upper Otay Reservoir. In addition, a CEQA Drainage Study and a Priority Development Project Storm Water Quality Management Plan have been prepared for the Proposed Project to protect the water quality in Upper Otay Reservoir. The phasing and financing of the drainage facilities are addressed in the PFFP.	Consistent
Sewerage Facilities	The Proposed Project includes the Overview of Sewer Service facility plan. This report analyzes	Consistent

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Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch and the region, including a system designed and constructed to accommodate the use of reclaimed water.	Sewer service will be provided through the San Diego County Sanitation District via the Salt Creek Interceptor (City of Chula Vista). The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Proposed Project, to be conveyed through the Salt Creek Interceptor. The Salt Creek Interceptor has enough capacity to accommodate flows from the Proposed Project. The phasing and financing of wastewater facilities are addressed in the PFFP. The Proposed Project does not propose utilizing recycled water for irrigation due to the proximity of the Proposed Project to Upper Otay Reservoir, which is a drinking water reservoir owned and operated by the City of San Diego.	
Integrated Solid Waste Management Facilities Provide solid waste facilities and services which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized.	The Proposed Project implements this goal with a waste management system providing for curbside recycling and landfill capacity. Curbside pickup and recycling will be accomplished through contracting with a local service provider. The recyclables will be collected curb-side and disposed at the Otay Landfill. To promote recycling, it is anticipated that a waste service provider will offer different monthly trash service rates depending on the size of each trash container.	Consistent
Urban Runoff Facilities Ensure that water quality within the Otay Ranch Project Area is not compromised.	The Proposed Project will be required to comply with the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100. All urban runoff will be diverted through state of the art biofiltration basins to clean urban storm flows prior to release to any natural water course. The flows will also be routed through biofiltration basins to assure that post development flows match predevelopment flows as required by the Water Quality Ordinance in effect at the time of project approval.	
Ensure that the City of San Diego's water rights within the Otay River watershed shall not diminish.	The City of San Diego Source Water Protection Guidelines for New Development were published in January of 2004. The document set Best Management Practice Standards for new development within any of the watersheds tributary to City of San Diego Reservoirs. Village 14 is tributary to the Upper and Lower Otay Reservoirs and is therefore required to comply with the City Source Water Protection Guidelines. In the years after the 2004 City of San Diego Ordinance the California Regional Water Quality Control Board have required the urban runoff from all projects be treated to a greater threshold than those contemplated in the City Source Water Protection requirements. the Proposed Project will be designed in compliance with both the City of San Diego Source Water Protection Guidelines and the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001as amended by R9-2015-0001 and R9-2015-0100.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
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	All urban runoff will be diverted through biofiltration basins to clean urban storm flows prior to release to any natural water course. These basins will also serve as flow control hydromodification basins to assure that post development (o.10Q2 to Q10) flows match pre-development flows as required by the Water Quality Ordinance in effect at the time of project approval.	
Water Facilities Ensure an adequate supply of water for build-out of the entire Otay Ranch project area; design the Otay Ranch project area to maximize water conservation.	The Proposed Project includes the Overview of Water Service Facility Plan. The phasing and financing of water facilities are addressed in the PFFP. The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on January 3, 2018 for the Proposed Project. This report, prepared by the Otay Water District, ensures that the Specific Plan's water demand, in conjunction with other existing and future development, can be met by available and reliable water supplies through Otay Water District, the San Diego County Water Authority, and Metropolitan Water District. The Proposed Project proposes to receive water service by expanding the existing 980 and 1296 Zones within the Central Service Area of the Otay Water District. There are several major 980 and 1296 Zone water system improvements within the Proposed Project that are identified in the Otay Water District's Capital Improvement Program. Water conservation is maximized through implementation of the strategies in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. The street parkways, parks, and open spaces implemented by the Specific Plan will utilize water conservation landscape practices. Additionally, all non-residential developments will provide water-efficient landscaping and water-efficient irrigation. The Specific Plan, therefore, conforms to the water goals and policies of the Public Facilities Element.	Consistent
Water Reclamation Facilities Design a sewerage system which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a "dual system" of water supply will be required for all development where reclaimed water is used.	Proctor Valley Village 14 does not propose the use of recycled water to reduce potable water usage due to its proximity to Upper Otay Reservoir.	Consistent

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Arts and Cultural Facilities Plan sites for facilities dedicated to the enhancement of the arts at the community level that can contain indoor and outdoor facilities capable of supporting community theater, training and exhibit of art and sculpture, musical training and concerts, film and cultural festivals, public meetings, and other community events.	The Otay Ranch Facility Implementation Plan anticipated a multi-use cultural complex in the Eastern Urban Center of Otay Ranch. In addition, public art artistic public improvements will be visible in the design of the Proposed Project such as landscaping, gateways, signage, street lights, paving materials, fencing, street and park furnishings, and other key focal points. Public gathering and plaza space is planned within the public parks, providing opportunities for musical and other community events. These design issues are addressed in the Village Design Plan.	Consistent
Childcare Facilities Provide adequate child care facilities and services to serve the Otay Ranch project area.	The Specific Plan Development Regulations provide opportunities to locate and phase childcare facilities to meet the needs of the community. Childcare facilities may be located within private homes, commercial centers, offices, and/or adjacent to public schools when appropriate. Home-based child care includes small family day care homes that serve 6 children and large family day care homes that serve 7-12 children. Consistent with County zoning and the Development Regulations, small family day care homes could potentially be located within all residential zones. Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas of the Proposed Project. The State of California has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements, and the physical environment for child day care and day care centers. Child care facilities within the Proposed Project will comply with state and local regulations.	Consistent
Health and Medical Facilities Ensure provision of and access to facilities which meet the health care needs of Otay Ranch residents.	Based on existing and projected services provided in southern San Diego County, no additional acute hospital facility is needed to serve the Proposed Project. Both Scripps Memorial Hospital and Sharp Chula Vista Medical Center have the capacity to meet the medical needs of the Project's residents. The area may also be served by Paradise Valley Hospital and private facilities. In the area of mental health, recent service trends indicate an increase in day treatment and out-patient services as an alternative to traditional therapy in a hospital setting. This change in service delivery compensates for increased service demand resulting from the Specific Plan population.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
	Build-out of the Proposed Project generates an incremental demand for additional nursing home beds. This demand could be met in existing nursing facilities within southern San Diego County. Build-out of the Proposed Project also generates the need for medical practitioners (doctors, dentists, chiropractors, and allied health professionals). Space for purchase or lease, which is accessible to the public and suitable for siting medical practitioner services, will be available within the commercial (for-profit) and Community Purpose Facility (CPF, non-profit) areas of the Eastern Urban Center, other areas of the Otay Valley Parcel in the City of Chula Vista and in the adjacent community of EastLake. In addition, these uses are permitted within the Proposed Project's Mixed-Use Site.	
Community and Regional Purpose Facilities Designate areas within the Otay Ranch project area for religious, ancillary private, educational, day care, benevolent, fraternal, health, social and senior services, charitable, youth recreation facilities, and other county regional services.	The Otay Ranch GDP/SRP identified the Eastern Urban Center as the location for regional services. The Proposed Project reserves approximately 12.0 acres of civic uses including a public safety site and an elementary school site. In addition, the Specific Plan includes three public parks located on approximately 15.2 acres and an additional 9.5 acres of private park and recreation facilities. The land uses identified above provide opportunities for community and social service facilities.	Consistent
Social and Senior Facilities Ensure that Otay Ranch project area residents have adequate access to sources of governmental and private social and senior services programs.	Social service programs are mandated by state and federal statutes and regulations and are largely funded from state and federal sources. The public sector provides many basic support services to needy segments of the population. At the regional level, the County of San Diego has the primary responsibility to provide social services to County residents. The Department of Social Services serves one out of every 11 County residents, or over 100,000 persons each month. There are numerous non-profit health and social service organizations located in the southern San Diego County area. The City of Chula Vista provides an adult literacy program, a Youth Action Program, and the Police Activities League program. The County Area Agency on Aging provides social and nutrition programs, legal services, ombudsman programs, and services to prevent or postpone institutionalization. The City of Chula Vista provides senior services and the Park and Recreation Department coordinates activities and programs at the Norman Park Senior Center.	Consistent
Animal Control Facilities Ensure that the community of Otay Ranch is served by an effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible animal ownership.	Animal control services and facilities for the Proposed Project are provided by the County animal health and regulatory services. Build-out of the Proposed Project generates a demand for additional facilities; however, no specific facilities are required for the development of the Proposed Project. The payment of property taxes, which contribute to the County General Fund that are allocated to the County Capital Improvement Program, assure the provision of required future facilities.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
	The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Proposed Project will generate surplus tax revenues to the County of San Diego; therefore, more tax revenues than is necessary to serve demand will be generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. Additionally, the Otay Ranch GDP/SRP obligates the Proposed Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established.	
Civic Facilities Assure the efficient and timely provision of public services and facilities to developable areas of the Otay Ranch project area concurrent with need, while preserving environmental resources of the site and ensuring compatibility with the existing character of surrounding communities, integrate different types of public facilities where such facilities are compatible and complementary.	The Otay Ranch Facility Implementation Plan states that 420 square feet of civic administrative facility per 1,000 residents should be used to determine the project's demand for civic facilities. Based on an estimated population of approximately 3,941 residents, approximately 1,635 gross square feet floor area of civic facilities is required. The Otay Ranch GDP/SRP locates a Civic facility in the Eastern Urban Center, which serves as the Civic presence in Otay Ranch. Additionally, the fiscal analysis concluded that the project will result in a net fiscal annual surplus at build-out. These revenues could be budgeted to fund additional facilities within the County of San Diego to meet the incremental increase in demand generated by this project. The Otay Ranch GDP/SRP also obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established.	Consistent
Correctional and Justice Facilities Prevent injury, loss of life, and damage to property resulting from crime occurrence through the provision of justice facilities.	The South Bay Regional Center provides Municipal and Superior Court services for the South Bay Judicial District. Office space for the District Attorney, Public Defender, Law Library, Revenue and Recovery, Probation, and the Marshal also are provided at or near the South Bay Regional Center. The increased population of the Proposed Project may contribute to the need for additional correctional facilities. The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Proposed Project will generate surplus tax revenues to the County of San Diego, that is, more tax revenues than is necessary to serve demand generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. Additionally, the Otay Ranch GDP/SRP obligates the Proposed Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
Fire Protection and Emergency Services Facilities Provide protection to the Otay Ranch project area and surrounding communities from the loss of life and property due to fires and medical emergencies.	The Proposed Project reserves a 2.3-acre public safety site to ensure that adequate fire and emergency medical services are available to serve the Proposed Project. The PFFP and the Fire Protection Plan (FPP) identify the equipment needs, financing, and implementation necessary for site development, including the proposed fire station. To prevent loss of life and property due to fires, the Fire Protection Plan and Preserve Edge Plan address fuel modification and brush management on and surrounding the Proposed Project. The PFFP and FPP also include alternative service options to comply with County response time thresholds. The County Fire Mitigation Fee Ordinance, as implemented by Cal Fire, is also addressed into the PFFP/FIA and FPP.	Consistent
Law Enforcement Facilities Protection of life and property and prevention of crime occurrence.	The County currently provides law enforcement services to the Proposed Project. Build out of the Proposed Project will increase the demand for law enforcement services from the Proposed Project. The Sherriff's Department has stated that a 500-square foot Sheriff storefront facility in the approximately 2.3-acre Public Safety site where the fire station will be located could satisfy their needs. CPTED Development guidelines also have been included in the Village Design Plan to ensure that homes, recreational, and business facilities are designed in such a way to deter crime.	Consistent
Library Facilities Sufficient libraries to meet the information and education needs of Otay Ranch residents.	The PFFP analyzes the demand for library facilities generated by the Project. The Otay Ranch GDP/SRP plans for the location of a 36,758-sq. ft. main library in the Eastern Urban Center (EUC). The demand for library facilities generated by the build-out of the Proposed Project will ultimately be satisfied by this main Otay Ranch library, along with existing libraries within the vicinity of the Proposed Project. Future trends in the delivery of library services include the County's 24/7 "Library To Go Program" and e-library programs. The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Proposed Project will generate surplus tax revenues to the County of San Diego; therefore, more tax revenues than is necessary to serve demand will be generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. The Otay Ranch GDP/SRP obligates the Proposed Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
School Facilities Provide high quality, K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district. Coordinate the planning of adult educational facilities with the appropriate district.	The Otay Ranch Facility Implementation Plan acknowledged that the Proposed Project is within the boundaries of four school districts and requires that school district boundary adjustments be processed concurrent with the Specific Plan. This is accomplished through a "transfer of uninhabited territory" process. The Plan further recommends that Village 14 be served by the Chula Vista Elementary School District (K-6) and the Sweetwater Union High School District (7-12). Therefore, after the "transfer of uninhabited territory" process, Village 14 will be wholly within the boundaries of the Chula Vista Elementary School District and Sweetwater Union High School District. Students generated from Planning Areas 16/19 would be served by the Jamul-Dulzura Union School District (K-8) and the Grossmont Union School District (9-12). The 1,119 (planned homes generate the need to accommodate approximately 460 elementary (K-6) students (409 students from Village 14 and 51 from Planning Areas 16/19). The Proposed Project reserves an approximately 9.7-acre elementary school site sized to serve approximately 750 students. In addition, the approximately 136 middle school (7-8) students (121 students from Village 14 and 15 from Planning Areas 16/19) and 256 high school (9-12) students (228 students from Village 14 and 18 from Planning Areas 16/19) are generated within the Proposed Project. The Proposed Project will satisfy the statutory requirement to mitigate this impact through the payment of school fees pursuant to state statutes, or by entering into a school mitigation agreement(s). The demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility could be constructed in the Otay Ranch Eastern Urban Center in the City of Chula Vista, on a site reserved pursuant to the Otay Ranch GDP/SRP.	Consistent
OTAY RANCH GDP/SRP -- AIR QUALITY GOALS		
Minimize the adverse impacts of development on air quality.	The Proposed Project implements this goal through the application of the Air Quality Impact Report. In addition, the Proposed Project includes a Greenhouse Gas Emissions Technical Report which addresses greenhouse gas emissions in conformance with AB32 and seeks to reduce emissions and energy use through design methods to reduce vehicle trips, maintain or improve traffic flow, and reduce vehicle miles traveled.	Consistent
Create a safe and efficient multi-modal transportation network which minimizes the number and length of single passenger vehicle trips.	The Otay Ranch GDP/SRP designates Village 14 as a Transitional Village with only limited multi-modal opportunities. However, the Proposed Project facilitates pedestrian and bicycle travel. The circulation system is designed with pedestrian-friendly sidewalks and includes pedestrian enhancements, such as shaded pathways, lighting, benches and other amenities. Bicycles are accommodated on pathways and streets. Bicycle racks will be provided at strategic locations, such as Mixed-Use commercial areas and parks.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
	The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. The SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) for the San Diego region in 2011. The Specific Plan identifies the locations for potential future transit stops within the Village 14 core area, adjacent to the Mixed-Use Site and the P-2 Park.	
Land development patterns which minimize the adverse impacts of development on air quality.	The Proposed Project implements this goal by creating a land use pattern that encourages walkability. This is accomplished through the creation of the Village Core which encompasses major community activity centers including an elementary school site, a Village Green (Public Park) and Mixed-Use Village Square comprised of up to 10,000 sq. ft. of commercial/ retail uses. The Village Core also includes a public safety site, planned to accommodate a fire station and Sheriff's storefront and potential future transit stops adjacent to the Mix-Use Site and P-2 Park. Additionally, the land pattern includes streets with sidewalks separate from adjacent streets by landscaped parkways. Implementation of safe routes to school and a Walking School Bus Program[2] will encourage students to walk to school, minimizing adverse impacts on air quality while improving overall health and wellbeing through an active lifestyle. These components contribute to meeting the goals of an active pedestrian-oriented community.	Consistent
OTAY RANCH GDP/SRP -- NOISE GOALS		
Promote a quiet community where residents live without noise which is detrimental to health and enjoyment of property.	An Acoustical Analysis Report has been prepared as part of the EIR. Consistent with the noise analysis, the EIR includes feasible mitigation measures incorporated into the design to minimize the noise impacts associated with the Proposed Project. The design is consistent with the County exterior and interior CNEL noise levels. For further responsive information, please refer to the Acoustical Analysis Report.	Consistent
Ensure residents are not adversely affected by noise.	An Acoustical Analysis Report has been prepared as part of the EIR and feasible mitigation measures will be incorporated into the Proposed Project design to ensure that residents are not adversely affected by noise.	Consistent
OTAY RANCH GDP/SRP -- PUBLIC SAFETY GOALS		
Consistent. Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena, and man-made hazards in order to: • Preserve life, health, and property; • Continue government functions and public order;	The Proposed Project reserves a 2.3-acre public safety site which is planned to have a fire station and Sheriff's storefront facility. The Proposed Project further implements this goal by participating in emergency disaster plans and programs, establishing safe and effective evacuation routes, and facilitating post-disaster relief and recovery programs. In addition, a Wildland Fire Evacuation Plan has been prepared for the Proposed Project that provide the evacuation approach for the Proposed Project.	Consistent

[2] See http://www.walkingschoolbus.org/ for additional information.

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
• Maintain municipal services; and • Rapidly resolve emergencies and return the community normalcy and public tranquility.		
OTAY RANCH GDP/SRP -- GROWTH MANAGEMENT GOALS		
Develop Otay Ranch villages to balance regional and local public needs, respond to market forces, and assure the efficient and timely provision of public services and facilities concurrent with need.	A PFFP/FIA has been prepared in conjunction with the Specific Plan. The PFFP assures the efficient and timely provision of services and facilities concurrent with need, and provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and responsibilities for each facility.	Consistent
OTAY RANCH GDP/SRP -- RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT GOALS		
Resource Preserve Establishment of an open space system that will become a permanent preserve dedicated to the protection and enhancement of the biological, paleontological, cultural resources (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the preserve and to serve as the functional equivalent of the County of San Diego Resources Protection Ordinance (RPO).	As described in the Otay Ranch Phase 2 RMP, 1.188 acres of RMP Preserve land will be conveyed to the POM for every acre of development in conjunction with each final map. Development within Otay Ranch will ensure the conveyance of RMP Preserve lands that surround the Proposed Project. Two open space corridors extend through the Proposed Project to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone properties." These open space Preserve corridors contain high-quality natural habitats, including vernal pools and coastal sage scrub.	Consistent
Mineral Resources Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur.	A Mineral Resources Reports was prepared for the Proposed Project which concluded that there are no known mineral resources located within the Proposed Project. In addition, based on site visits, there are no past or present mining extraction activities within the Proposed Project. As a result, there are no conflicts between mineral extraction activities and planned development. There may be the opportunity to reuse some material excavated during grading activities as road base or as surface materials on the multi-use pathways.	Consistent
Soils Minimize soil loss due to development.	Based on the Geotechnical Review of the Preliminary Tentative Map and Grading Plan, the onsite soils consist of alluvium, colluvium, soil, and artificial fill. During grading and construction of the Proposed Project, soil erosion may occur on the Proposed Project; however, best management practices will be implemented to ensure that erosion and the loss of topsoil are minimized.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
Steep Slopes Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes.	The Proposed Project conforms with this goal by minimizing impacts to steep slopes in conformance with the Otay Ranch-wide requirement to preserve 83% of existing steep slopes with gradients of 25% or greater.	Consistent
Floodways Preserve floodways and undisturbed flood plain fringe areas.	There are no mapped floodplains or floodways within the Proposed Project. In addition, the Proposed Project requires construction of adequate drainage facilities to minimize the exposure of people and property to flooding.	Consistent
Visual Resources Prevent degradation of the visual resources.	Proctor Valley Road is designated a scenic corridor in the Otay Ranch GDP/SRP. The Proposed Project is consistent with this goal by enhancing the scenic values through Proctor Valley by undergrounding utilities and a comprehensive landscape, lighting and signage program, as described in the Village 14 Design Plan and Planning Areas 16/19 Design Guidelines. Further, the Proposed Project is consistent with this goal by implementing a terraced development plan, which preserves the expansive views across Proctor Valley to the San Miguel and Jamul mountains and Upper Otay Reservoir. The undulating open space areas along Proctor Valley Road will be preserved. The alignment of Proctor Valley Road seeks to preserve significant rock outcroppings and landforms.	Consistent
Energy Conservation Establish Otay Ranch as a "showcase" for the efficient utilization of energy resources and the use of renewable energy resources.	The Energy Conservation Plan provides that the Proposed Project would incorporate solar panels on all single-family residences to offset 100% of the electrical energy usage of those residences. Single-family homes constructed as part of the Proposed Project would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In addition, buildings would be designed to meet the California 2016 Title 24 Building Energy Efficiency Standards or the code in effect at the time of building permit issuance. The Proposed Project implements this goal, in part, through the proposed land use plan, which is aimed at minimizing transportation requirements by locating school and park land uses in proximity to residential areas to encourage pedestrian and bicycle travel through the trails network and street linkages to reduce energy consumption.	Consistent
Water Conservation Conserve water during and after construction of Otay Ranch.	Water conservation is maximized through implementation of the strategies outlined in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
	The Village Design Plan identifies a "California Friendly" and "Fire Safe" landscape palette. The Water Conservation Plan requires a reduction in outdoor water usage through compliance with the Model Landscape Ordinance. In addition, compliance with the California Green Building Code will further reduce indoor water usage. With regarding to implementing this goal, the Proposed Project is located above the Lower Otay Reservoir, a drinking water source for the City of San Diego. As such, the use of recycled water is not permitted within the Proposed Project.	
Astronomical Dark Skies Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories, Palomar Mountain and Mount Laguna.	The Proposed Project will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code. Lighting fixtures will be carefully placed and provided with glare shields and louvers to mitigate light spilling into the sky or onto adjacent properties. Trees and landscape features to be illuminated will be equipped with automatic shut-off controls that will turn-off lights no later than 11:00 p.m. Thus, the Proposed Project conforms to this goal.	Consistent
Agriculture Recognize the presence of important agricultural soils both in areas subject to development and within the preserve.	The Proposed Project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use, as shown on the maps prepared pursuant to the FMMP by the California Department of Conservation. However, the Proposed Project would convert approximately 62.4 acres designated as Farmland of Local Importance and 635.6 grazing land to residential uses, thereby precluding it from potential agricultural use in the future. Although the Project Area is no longer used for crops or grazing (and has not been used as such since 1999) due to lack of reliable and affordable water, the conversion would contribute to an incremental loss of Farmland of Local Importance and Grazing Land. In the County, agricultural resources – and therefore the significance of impacts to such resources – are evaluated through the LARA Model. The LARA Model analysis determined that this site is not an important agricultural resource because the required factor of water resources and soil quality receiving a "low" rating. Scenario 5 states that when at least one factor is rated low importance, then the site is not an important agricultural resource. Thus, because the Proposed Project would have no direct impacts to on-site important agricultural resources and would not substantially impair the ongoing viability of the site for agricultural use, impacts are considered less than significant. In addition, the Proposed Project and surrounding areas are neither zoned for agricultural use, nor is the land under a Williamson Act contract. Therefore, the Proposed Project does not conflict with existing zoning for agriculture use or a Williamson Act contract.	Consistent

Attachment D –
PUBLIC DOCUMENTATION

JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL AGENDA

Tuesday July 24, 2018

Oak Grove Middle School Library

7:30 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL** of the agenda for July 24, 2018 and minutes for the meeting of July 10, 2018.
4. **OPEN FORUM**
5. **VILLAGE 14 AND PLANNING AREAS 16 & 19 DEVELOPMENT ALTERNATIVES AS PER CEQA,** Discussion and vote on recommendation – Dan Neirinckx, Subcommittee chair.
6. **JAMUL INDIAN VILLAGE UPDATE**
7. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS**

NOTICE OF SUBCOMMITTEE MEETING

VILLAGE 14 AND PLANNING AREAS 16 & 19:

6:00 P.M. – 7:15 P.M. TUESDAY, July 24, 2018

OAK GROVE MIDDLE SCHOOL LIBRARY

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, August 14, 2018

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

http://www.sdcounty.ca.gov/pds/CommunityGroups.html

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We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Public Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

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JAMUL DULZURA COMMUNITY PLANNING GROUP
Draft MINUTES
July 24, 2018
Oak Grove Middle School Library
7:30 p.m.

1. **Michael Casinelli, Chair, called the meeting to order at 7:35 p.m**

2. **ROLL CALL:**

Present: Hannah Gbeh, Michael Casinelli, Preston Brown, Eileen Poole, Jean Strouf, Dan Neirinckx, Mark Manis, Bill Herde, Richard Marzec, Joe Stuyvesant; Randy White; Darren Greenhalgh

Excused: Janet Mulder, Judy Bohlen, Steve Wragg

3. **APPROVAL OF AGENDA for July 24, 2018 and the Final Minutes of the JDCPG July 10, 2018, meeting corrected and emailed to all. Motion carried unaminously.**

4. **OPEN FORUM**

a. Hannah Gbeh suggested that based on the last presentation by Caltrans, she would recommend inviting a SANDAG Planner to discuss long term planning for the transportation corridors in the Community. Joe Stuyvesant will coordinate with SANDAG to extend an invitation.

b. Ray Flores - San Diego Veteran Coalition Executive Director – gave a short overview of a national program that is coming to Jamul, called "Homes For Our Troops". This 501c3 non-profit program donates new homes to severely disabled veterans. There is no cost to veterans that receive the new homes and to date, 257 homes have been built nationwide. Currently there are 90 projects under construction nationwide, 12 of which are in San Diego. There is a current home being built in Jamul and about to be donated to a severely donated veteran, Navy PO1 Christopher Andrieu along with his wife and 2 children. If you see this family in Jamul, please help us welcome them into our community! The nonprofit is hosting 2 upcoming events: **1) August 4th Volunteer Day –** to help landscape property. This is a day where volunteers unite to put the finishing touches on the new home for this severely disabled veteran. 2**) August 25th Key Presenting Ceremony. To RSVP to either of these events please contact Mell Barbosa: Mbarbosa@hfotusa.rog or 774-218-2194 or visit www.hfotusa.org/andrieu**

5. **Village 14 and Planning Areas 16 & 19 Development Alternatives as per CEQA, Discussion and vote on recommendation**

Dan Neirinckx – Subcommittee Chair **–** reported that the County has requested a recommendation be made on this project, although responses to the Planning Group's comments on the Draft EIR have not been released. The County Planning Commission will be hearing the project on August 17th, at Overland Avenue Complex at 9am. **Michael**

Casinelli has requested details regarding the ability for the Community Planning Group to present at the Planning Commission hearing. **No response has been received yet by the County.**

Rob Cameron & Liz Jackson representing **Jackson Pendo Development Company** provided an overview of the project. They pointed out that the developers are local San Diegan's who have been involved in Otay Ranch since 1988. Their project is consistent with General Plan Update in terms of unit counts and density. One General Plan Amendment is to correct a correction of mapping error while the other General Plan Amendment is to accommodate a more narrow section of Proctor Valley Road, due to the need to avoid a biological preserve. The project was approved in 1993, reaffirmed with MSCP in 1997, consistent with the General Plan Update in 2011, and consistent with Jamul Dulzura Community Plan. Otay Ranch Villages were phased from west to east and now the phasing has reached the Jamul area. Village 14 has been designed to be a transitional community that transitions from urban Chula Vista to rural Jamul. Village core area will include an elementary school site, large park, community center, fire station, storefront sheriff. As part of the project, 788 acres of biological open space will be added to the Otay Ranch Resource Management Preserve, a 11,375 acre fully funded managed preserve system by County and City of Chula Vista. The project will be 100% solar, 50% EV charging stations and a Net Zero community, through the purchase of carbon offset credits. Architecture will be "Old California" style, incorporating modern farmhouse and California Spanish architecture. The project will be annexed into County Sewer district.

Dan Neirinckx – Presented one letter from Jamul Resident, **Donna Hendrix,** in support of the project. He provided an overview of the options for the group to vote on including: 1) Proposed Project; 2) No project no build; 3) Low Density; 4) Alternative Site; 5) Otay Ranch GDP/ SRP Four-Lane Proctor Valley Road; or 6) Land Exchange Alternative. Each of these alternatives is described in detail within the DEIR. **The JDCPG letter on the DEIR identified concerns related to growth inducement, traffic and circulation impacts, wastewater treatment, public safety, agricultural resources, noise, dark skies and MSCP**. **(The JDCPG letter is attached here)**

JAMUL DULZURA COMMUNITY PLANNING GROUP
P.O. Box 613 • Jamul, CA 91935

April 12, 2018

Mark Wardlaw, Director
County of San Diego
Planning & Development Services
5510 Overland Avenue Suite 310
San Diego, CA 92123

Att: Greg Mattson

Subj: Otay Ranch Village 14 and Planning Areas 16 &19. DEIR. PDS 2016-GPA-16- 008; PDS2016-SP-16-002; PDS2016-REZ-16-006; PDS2016-TM-5616; PDS2016-ER-16-19-006; PDS2016 STP-16-027.

Dear Sirs:

The Jamul Dulzura Community Planning Group (JDCPG) is the elected body of the County of San Diego, responsible for land-use planning in the Jamul-Dulzura Sub-region, San Diego County. After reviewing in detail the subject Draft Environmental Impact Report (DEIR), **the JDCPG, at our 10 April 2018 meeting, voted 12 For, 0 Opposed, with 0 abstentions to submit the following comments/concerns and to withhold our final recommendation on a chosen alternative pending completion of the final EIR.**

The JDCPG carefully reviewed the Draft EIR through several sub-committee meetings, and would bring the following seven areas of concern to your attention and consideration: Growth Inducement, Traffic & Circulation Impacts, Wastewater Treatment, Public Safety, Recreational Considerations, Noise & Dark Skies Policies, and Agricultural Resources.

- **Growth Inducement:** It appears the growth inducement analysis relies upon outdated growth projections and neglects to analyze the growth inducing effects of the project on the Jamul-Dulzura Community Planning Area. Due to the size of the proposed project, and the extension of water, sewer, natural gas and electricity into areas not previous developed, it seems clear the project will induce growth in our community. Please provide clarification, regarding this analysis. The Jamul Village Core community is located approximately 1 mile to the north of the project site. Jamul is rural, as reflected by primarily large-lot estates and horse ranches. The Otay Ranch General Development Plan/Otay Subregional Plan master-planned community, including the project site, is the largest urban development adjacent and within the Jamul Community Planning area. The Master Planned Community as a whole covers an area approximately 1/5th the size of our entire Jamul Dulzura-Community Planning Area. Total single-family residential units (1,119) proposed by the project increases the population in our community by 3,580. The project is providing water, sewer, natural gas, and electricity into previously undeveloped areas. Please clarify how the project can extend urban infrastructure into an undeveloped area, without inducing growth. What mechanism/assurances exist to prevent sewer services from being extended into the rural residential areas of Jamul, resulting in serious and significant adverse "community character" effects? It appears these utilities could simply be extended into the Village Core area via the right-of-way within Proctor Valley Road.
- Please provide analysis traffic control measures to off-set the growth induced by the project within the rural residential areas of Jamul, between the northern limits of the proposed development and SR-94/Village Core areas. A clear path must be established for motorists, pedestrians, equestrians, bicyclists and off road vehicles to follow so that pass-through traffic from the development, headed to SR-94, does not wander through rural residential areas, thus increasing the resulting traffic hazards.
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Plan and the Otay Ranch GDP/SRP. Please include this future development in both the cumulative and growth inducement analysis.

- Please clarify if the growth inducement analysis in the EIR accounts for the fact that the original planning documents proposed septic in PA 16 & 19, not sewer. This was due to the fact that the community of Jamul does not support the extension of sewer within our planning boundaries.
- Why does the traffic impact analysis account for the hypothetical development of the state preserve property, while the growth-inducing impact analysis and cumulative analysis do not?

Traffic and Circulation Impacts:

- Proctor Valley Road provides the main access to Jamul from the project site, with secondary access via Whispering Meadows Lane though Planning Area 16. As proposed, the project does not include sufficient traffic, pedestrian, equestrian, cyclist or off-road vehicle improvements in the rural residential areas of Jamul, between these entry points and the Village Core/SR-94 area. The project is creating an improved road and pathway linkage from the urban Otay Ranch Villages and eastern territories of Chula Vista. These paths abruptly end at the edge of the northern project boundaries, of a rural residential community, currently plagued by hazardous roadways. Please analyze the existing roadway hazards that exist in the rural residential areas of Jamul located within the traffic study radius.
- The roadway segments and intersections identified below pose an increased hazard risk due to existing hazardous geometry, pavement, shoulder conditions, and lack of sight distance. Under existing conditions, these roadways cannot safely transport vehicles due to their curves. When project traffic is added to these roadways, said hazards will be increased to a significant level. Please analyze the following roadway intersections and segments to ensure no hazards to motorists, pedestrians, bicyclists, equestrians and off-road vehicles will occur:

1. Melody & SR-94
2. Proctor Valley Road & Coyote Road
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11. Vista Sage & SR-94

- The Jamul area roadways consist of two narrow lanes that do not meet current traffic standards, lack shoulders, have no walkways, often contain 90 degree turns and contain no clear signage directing individuals to SR-94. The project's increase in traffic will result in a significant safety hazard by exacerbating the existing problem. Specifically, there are at least 8 school bus stops in this area of Jamul, where children have no safe pedestrian walkway under existing conditions and will be put at greater risk due to project's increase in traffic. A lack of bike lanes

and shoulders creates conflicts between motorists, pedestrians and cyclists. Most recently, a child moving trash cans at the end of their driveway, near Pioneer Way and Proctor Valley Road, was struck by a car. (https://www.nbcsandiego.com/news/local/Child-Struck-by-Car-in-Jamul-CHP-400308501.html) Further, many horseback riders, mountain bikers and hikers regularly cross or travel Proctor Valley in order to get to one of the few entrances to the preserve. How does the project ensure these individuals will not be harmed by pass-through traffic from the development?

- The Project includes the construction of an approximately 4.5 mile Community Pathway along Proctor Valley Road from Chula Vista to Jamul, and a 1.5 mile park-to-park pedestrian connection. The Community Pathway along Proctor Valley Road would be a regional, multi-use facility between the City of Chula Vista boundary and the community of Jamul. The project is creating an improved road and pathway linkage from the urban Otay Ranch Villages and the eastern territories of Chula Vista that dumps into a rural residential community, plagued by hazardous roadways, with no improvements proposed. Please extend the community pathway all the way to SR-94 and the DG walkway from Whispering Meadow Lane all the way to SR-94.
- Mitigation Measure M-TR-2 should be revised to read "The Proposed Project applicant, or its designee, shall coordinate with Caltrans to install a traffic signal at the intersection of SR-94 and Lyons Valley Road prior to issuance of a building permit for the 1st EDU." This signal light cannot wait until the 741st house in this development is built. Traffic increases will begin from the start of construction!
- The rural residential road, Whispering Meadow Lane needs to be improved offsite (#12), along with Valley Knolls Road to Proctor Valley Road (#10) all the way to SR-94.

Wastewater Treatment:

The sewer/septic feasibility study provided by applicant's contractor, contains incomplete assumptions not supported by factual data. Paragraph 2 of the contractor's study letter relies on "two principles reasons" for finding onsite wastewater treatment not feasible.

- First, the analysis relies on San Diego County policy requiring sewer to be connecting to any lot abutting a public sewer. However, it is the applicant's project design of lot and road locations that provides for, rather than avoids, the abutting of sewer lines to residential parcels. The "abutting" factor can be avoided by design changes such as placement of open space lots abutting sewer lines.
- Second, the analysis based on "incomplete" study data, results in an unsubstantiated conclusion of "not feasible". None of the test sites in the Eastern area of PA 16 investigated sufficient open areas in each lot to justify a "not feasible" finding. An alternate onsite wastewater treatment system exists, which is endorsed by San Diego County Department of Environmental Health, and does not rely on "permeability" as the primary disbursement factor, was not sufficiently investigated in all areas of the proposed parcels in PAs 16 & 19. The provided feasibility study further states that the permeability of the "tested" areas are "not generally" conducive to onsite wastewater treatment. The "not generally" description is not proof of a prohibited soil condition on any proposed parcel. The number of residential lots within PAs 16 & 19 is not guaranteed.
- Third, it is important to note that Volume 2 of the Otay Ranch Master Plan, while not precluding sewer, does not mandate or guarantee the use of sewer. A complete and detailed investigation of all proposed residential parcels in PAs 16 & 19 is necessary. Without a detailed suitability study, the Jamul/Dulzura Community Plan's prohibition to the use of sewer cannot be ignored or overridden.

Public Safety:

- Adequacy of Fire Protection From Wild Fires and Emergency Vehicle Response Times.
- Adequacy of Evacuation Routes based on substandard roads to the north.

While the DEIR does cover fire protection and emergency evacuation routes, it fails to recognize and overstates the capacity of existing roads, especially the northern evacuation routes which use the existing substandard two lane country roads.

Recreational Considerations:

- The DEIR states "Northern Park (P-4) would be a 1.4-acre park located in the northwestern entry to Planning Areas 16/19. It is anticipated that Northern Park would provide a venue for passive and active recreational opportunities and community events." What ratio was used to select 1.4 acres for the park closest to Jamul? This size appears too small to accommodate both internal and external generated use of a "Public Park" in our planning area. Currently, Jamul does not have any public parks that residents can frequent. It should be assumed in the analysis of the DEIR that residents across our community will travel to any new recreational facility built within our planning area and these facilities should be sized accordingly. Does this park include a staging area? For the safety of pedestrians, equestrians, cyclists and off-road vehicle users, the need for a staging area in the northern portion of the project site should be provided, within the boundaries of the Jamul planning area.
- In addition, the source of the maintenance fees for the public parks should be clearly identified.

Environmental Concerns (Noise, Dark Skies Policy & MSCP):

- Were the single-family residential lots, adjacent to Proctor Valley Road within the community of Jamul – between the northern project boundary and SR-94 - analyzed for rear or side yard noise exposures, and will these residents get noise barriers? These off-site residences will experience traffic noise generated from the project and should be included in both the traffic and vibration analysis.
- Additional wording should be added to the noise mitigation measures so that local residents are provided with direct project contacts in the event they are experiencing unacceptable nuisance noise and need to make the project and County aware of the issue. This same wording should be added to the vibration plan mentioned in M-N-10.
- Request analysis of how this project adheres to JDCPG "Dark Skies Policy" recognizing the significant higher density in Village 14 and smaller lot sizes than presently exists in Jamul. The light pollution might significantly degrade the quality of existing dark skies in Jamul.
- Environmental analysis should include the impacts of the design on the MSCP areas in the project as previously agreed upon in the Baldwin Agreement signed November 10, 1995. The County needs to review the conflict of this proposal with the MSCP County Subarea Plan and needs to overlay all the Multiple Species Conservation Plan (MSCP) lands in play in the area to show how the project integrates its strategies with the rest of future Village developments.

Agricultural Resources:

- The project is turning a significant portion of potentially grazing land into a master planned community and should provide meaningful preservation of our rural agricultural community character. Please clarify how the Otay Ranch Agricultural Plan clearly establishes a path for ensuring local agricultural resources will not be lost.
- The proposed urban development will permanently remove agricultural resources within an existing rural area and the Agricultural Plan for this development should support youth agricultural activities, such as providing 4-H and/or FFA chapter facilities to local schools (see community of Lakeside as an example) or providing lease agreements with local farmers for active agriculture. Is the agricultural mitigation land going to be put in active agriculture by the project applicant? Can the applicant lease the agricultural mitigation land to local farmers for their use? Adequate agricultural mitigation should include active agricultural activities, such as grazing, animal husbandry, orchards or row crops.

Conclusion:

The Jamul Dulzura Community Planning Group appreciated the opportunity to review the Otay Ranch Village 14 and Planning Areas 16 & 19 Draft Environmental Impact Report, and we anticipate a thorough review will be given to our concerns. This project will have immediate and long-term impacts on our rural community with possible adverse, serious changes to our community character, impacting our established quality of life. We ask that you carefully analyze our concerns and suggested revisions.

Thank you.

Michael Casinelli, Chair

Cc: Adam Wilson, Staff, District 2 Supervisor
Rob Cameron, Jackson Pendo Development

(CONTINUATION OF JDCPG 7-24-18 MINUTES:)

Since no answers to the Planning Group's letter have been provided, Dan Neirinckx recommends we include our comments on the project that were previously provided in any motion put forward. Dan has serious concerns about the proposed project's traffic on rural residential Jamul areas.

Preston Brown made a presentation regarding what he sees as the **proposed project's inconsistency with the MSCP** and disputed the claim that the proposed project is consistent with the MSCP. His presentation included the statement that the Otay Ranch Village 14 violates the Baldwin Agreement. The three areas identifies on this map, labeled as Proctor Valley PV-1, PV-2, and PV-3, were set aside for preservation as part of the County's 1997 Multiple Species Conservation Program, County of San Diego Subarea Plan. (Map was shown on projector at meeting and is attached to these minutes)

A discussion followed, somewhat heated, between **Preston Brown and Rob Cameron** in

which they expressed substantial disagreement over how the project impacts the MSCP. **Eileen Poole** – Asked what the estimated sale value of homes would be n Planning Areas 16 and 19, and was told it is estimated at 1 million to 1.4 million. She is concerned that SR-94 is going to be impacted by the project's traffic and does not approve of the County's bundling approach for very different projects, especially with this project being the largest. **Liz Jackson, (Pendo)** summarized the different types of single family dwellings in the project.

Jean Strouf – Not opposed to project but does not want sewer in JDCPG Planning Areas. She believes affordable housing would be more important to provide, rather than high-end housing. She asked if the area on Proctor Valley Road that gets narrower, in order to avoid the preserve, will still have a trail and was told the answer is yes.

Mark Manis - Concerns include: adequate fire escape routes; no provision of affordable housing; SR-94 being further impacted; and believes the project should be in the Jamul Dulzura School District, rather than redistricted into Chula Vista. Does not feel the community concerns have been addressed by the developer or the County.

Richard Marzec – Does not believe affordable housing is applicable to this project.

Joe Stuyvesant – Does not believe the project site would be conducive to affordable housing, as it is a low density development with no access to transit. Believes the planning group should be considerate of the project's efforts to blend with the rural area and believes the proposed project has accommodated the concerns of the community.

Randy White – Commutes daily on Proctor Valley Road and is concerned the project will create a bottleneck because the associated traffic won't be well served by the 2 lane road. Believes the homes should be on septic rather than a gravity sewer.

Bill Herde – Would like CDFW to reconsider the option for land swap; is concerned that narrowing the road may impact traffic and would like to see septic.

Darren Greenhalgh – Reviewed traffic analysis closely and disputes that most individuals will travel south to Chula Vista, rather than travel SR-94 to get to other places in the County. Otherwise, found the analysis to be conducted appropriately, per industry and County standards.

Hannah Gbeh – Believes roadway hazards were not properly evaluated within the DEIR. Supports the project due to the 30 year planning effort, proximity to Chula Vista and existing housing crisis.

Michael Casinelli – Concerns about the project include: wildfire and inadequate fire evacuation; purchase of GHG carbon offset credits; Whispering Meadows becoming a primary travel route, TIF fee payments not covering the costs associated with the project impacts; redistricting hurting the Jamul Duzlura School District and the confusion regarding if there is an IOD on Whispering Meadows. Michael does not support County

bundling and believes the project is inconsistent with the Jamul Dulzura Community Plan. He believes the proposed project would be better suited for an alternative site within Chula Vista, rather than Jamul. Additionally, he does not want to vote without responses to the DEIR.

Glen Revell, resident, – Fully supports project as proposed and believes building 4 lanes along Proctor Valley will create a larger problem for SR-94.
Patty Rush, **resident** – Believes there are better ways to improve Proctor Valley Road than currently proposed.
Robert Fisher, **resident** – Believes transportation issues in South County, such as Otay Lakes Road, can be improved now, with one suggestion being that Proctor Valley should be elevated 4 lanes with some undergrounding.
Tracy Nelson, **resident –** As a CDFW employee, her understanding is the applicant is no longer asking for a land swap, which was originally offered at a 1:1 ratio. She would direct the public to the CDFW letter in response to DEIR, dated April 2018, as it may help clarify CDFW's position on the land exchange alternative
Glen Paxton, **resident** – Believes CDFW missed a good opportunity when they passed on the Land Swap Alternative.
Bill Faire, **resident** – Has lived in Proctor Valley for over 40 years and feels that until the roadway can be made safe, this project should not be approved.
Craig Broderick, resident – Also lives on Proctor Valley and does not believe Proctor Valley should be expanded to a 4-lane road. He supports the project because it has already been approved in the past and the project being proposed is consistent with these approved plans. In addition to being a high quality, development project by applicants, they have been trying to work with the community.

Dan Neirinckx –moved to approve the project as proposed with conditions: 1) no sewer within PA 16 and 19 without detailed perc testing for each lot that would preclude the use of a standard or alternate septic system; 2) provide offsite traffic mitigation to reduce roadway, pedestrian, equestrian and bicycle hazards between Echo Valley and SR-94, specifically along the 11 intersections identified within the Jamul Dulzura Community Planning Group Letter on the Draft EIR, dated April 12, 2018. (attached above)
Motion was approved: 11, yea; 1, nay (Casinelli); 0, abstentions

6. **Jamul Indian Village Update** – nothing to report

7. JDCPG Officers Announcements and Reports :

Michael Casinelli – In the November election, there will be 7 seats (all of the even numbered seats) on the Community Planning Group up for re-election. There is a short window to declare candidacy, which may end Friday August 10, he suggested everyone check on the deadline date. Also, during the next meeting with availability on the agenda he would like the group to brainstorm ways that can improve our meetings.

Adjournment: Michael Casinelli adjourned the meeting at 10:25 p.m.

Respectfully submitted, (WITH THANKS TO HANNAH GBEH FOR TAKING THE NOTES AT THE MEETING!)
Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, AUGUST 14, 2018

OAK GROVE MIDDLE SCHOOL LIBRARY

Meeting minutes and agendas can be accessed at

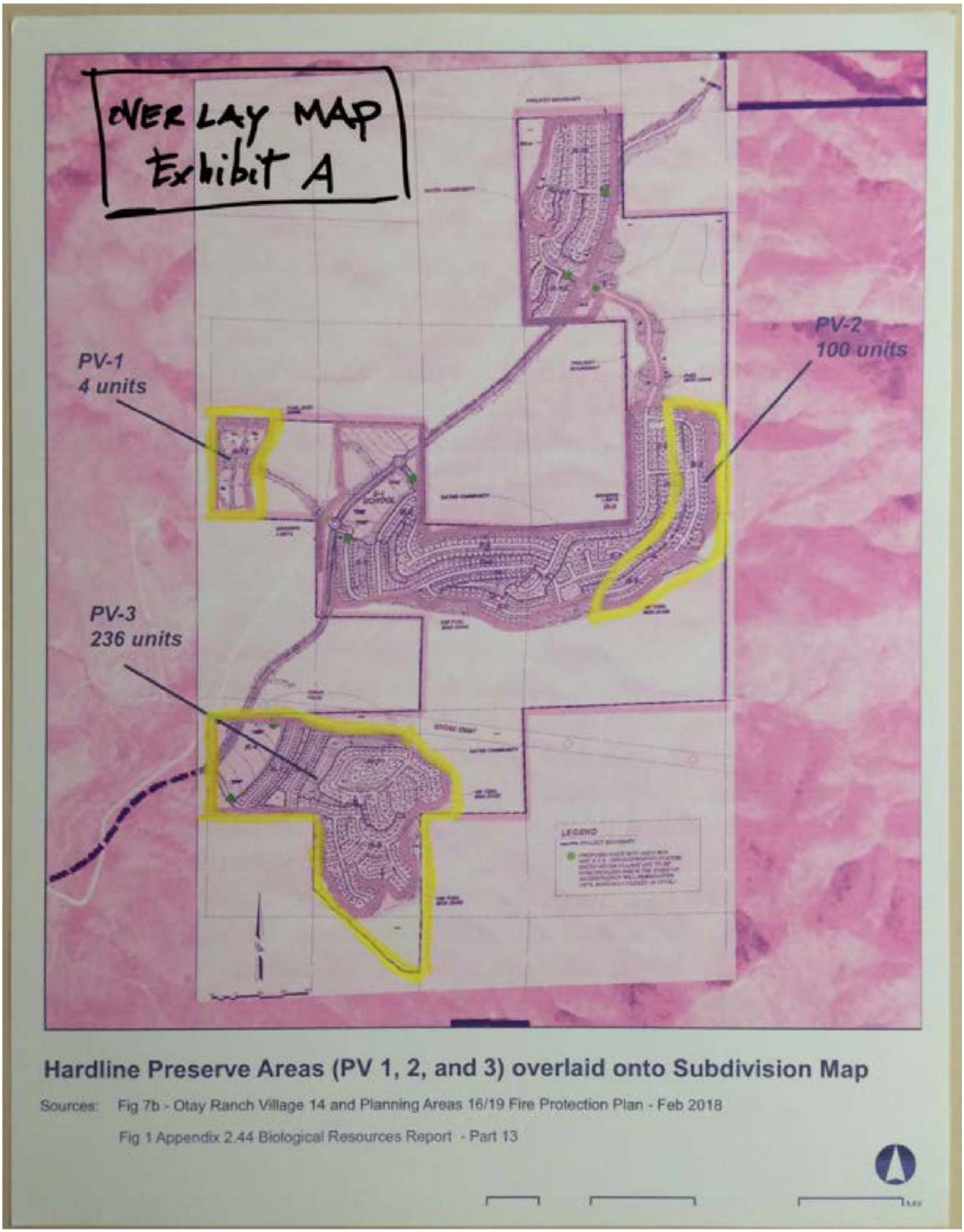
http://www.sdcounty.ca.gov/pds/CommunityGroups.html

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Public Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

ATTACHMENT: OVERLAND MAP (BALDWIN AGREEMENT) FINAL.PDF
(NEXT PAGE)



Hardline Preserve Areas (PV 1, 2, and 3) overlaid onto Subdivision Map

Sources: Fig 7b - Otay Ranch Village 14 and Planning Areas 16/19 Fire Protection Plan - Feb 2018

Fig 1 Appendix 2.44 Biological Resources Report - Part 13

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT REVIEW

ZONING DIVISION

Record ID(s): PDS2016-ER-16-19-006, PDS2016-GPA-16-008, PDS2016-SP-16-002, PDS2016-REZ-16-006, PDS2016-STP-16-027, and PDS2016-TM-5616

Project Name: Otay Ranch Village 14 and Planning Areas 16/19

Project Manager: Gregory Mattson, AICP, Adjunct Project Manager

Project Manager's Phone: 619-694-2249

Scope of Review:

Board Policy I-1 states; *"groups may advise the appropriate boards and commissions on discretionary projects as well as on planning and land use matters important to the community."* Planning & Development Services (PDS) has received an application for the project referenced above. PDS requests that your Group evaluate and provide comment on the project in the following areas:

- The completeness and adequacy of the Project Description
- Compatibility of the project design with the character of the local community
- Consistency of the proposal with the Community Plan and applicable zoning regulations
- Specific concerns regarding the environmental effects of the project (e.g., traffic congestion, loss of biological resources, noise, water quality, depletion of groundwater resources)

Initial Review and Comment:

Shortly after an application submittal, a copy of the application materials will be forwarded to the Chair of the applicable Planning or Sponsor Group. The project should be scheduled for initial review and comment at the next Group meeting. The Group should provide comments on planning issues or informational needs to the PDS Project Manager.

Planning Group review and advisory vote:

A. **Projects that do not require public review of a CEQA document:** The Group will be notified of the proposed hearing date by the PDS Project Manager. The project should be scheduled for review and advisory vote at the *next Group meeting*.

B. **Projects that require public review of a CEQA document:** The Chair of the Planning Group will be noticed when an environmental document has been released for public review. The final review of the project by the Group, and any advisory vote taken, should occur *during the public review period*.

As part of its advisory role, the Group should provide comments on both the adequacy of any environmental document that is circulated and the planning issues associated with the proposed project. The comments provided by the Group will be forwarded to the decision-making body and considered by PDS in formulating its recommendation.

Notification of scheduled hearings:

In addition to the public notice and agenda requirements of the Brown Act, the Group Chair should notify the project applicant's point of contact and the PDS Project Manager at least two weeks in advance of the date and time of the scheduled meeting.

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION

ZONING DIVISION

Record ID(s): PDS2016-ER-16-19-006, PDS2016-GPA-16-008, PDS2016-SP-16-002, PDS2016-REZ-16-006, PDS2016-STP-16-027, and PDS2016-TM-5616

Project Name: Otay Ranch Village 14 and Planning Areas 16/19

Planning/Sponsor Group: Jamul Dulzura Community Planning Group

Results of Planning/Sponsor Group Review

Meeting Date: July 24, 2018

A. Comments made by the group on the proposed project.

The Planning Group was very much opposed to the proposed project's need to modify our Community Plan regarding minimum parcel size and increased density, as well as the introduction of sewer. In addition, the Group was not pleased with the several "immitigable" significant negative impacts caused by the development, particularly traffic- and environmental-related impacts. Furthermore, the members expressed that the Planning Commission would most likely disregard any recommendations made by the group other than if the Group were to approve without recommended conditions. Therefore the group made an attempt to not be harsh in its motion, but to focus on the Community Plan of no sewer in Planning Areas 16 & 19, and on citizen safety that will be significantly jeopardized (e.g. vehicle/vehicle and vehicle/pedestrian accidents as well as restricting or prohibiting wildfire evacuations) due to the significant increase in vehicle traffic. It was hoped that by making these recommended conditions, as the County pushes this project forward, that there might be some crucial mitigation relief. The County needs to step up and make these county roads safe or require it of the applicant.

B. Advisory Vote: The Group ☒ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☐ Approve without conditions
- ☒ Approve with recommended conditions
- ☐ Deny
- ☐ Continue

VOTE: 11 **Yes** 1 **No** 0 **Abstain** 3 **Vacant/Absent**

C. Recommended conditions of approval:

Motion to approve project as proposed with conditions: 1) no sewer within PA 16 and 19 without detailed perc testing for each lot that would preclude the use of a standard or alternate septic system; 2) provide offsite traffic mitigation to reduce roadway, pedestrian, equestrian and bicycle hazards between Echo Valley and SR-94, specifically along the 11 intersections identified within the Jamul Dulzura Community Planning Group Letter on the Draft EIR, dated April 12, 2018 (attached to this form).

Reported by: Michael Casinelli Position: Chairperson Date: July 25, 2018

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov **and to** CommunityGroups.LUEG@sdcounty.ca.gov

JAMUL / DULZURA
COMMUNITY PLANNING GROUP
P.O. Box 613 • Jamul, CA 91935

April 12, 2018

Mark Wardlaw, Director
County of San Diego
Planning & Development Services
5510 Overland Avenue Suite 310
San Diego, CA 92123

Att: Greg Mattson

Subj: Otay Ranch Village 14 and Planning Areas 16 &19. DEIR. PDS 2016-GPA-16-008; PDS2016-SP-16-002; PDS2016-REZ-16-006; PDS2016-TM-5616; PDS2016-ER-16-19-006; PDS2016 STP-16-027.

Dear Sirs:

The Jamul Dulzura Community Planning Group (JDCPG) is the elected body of the County of San Diego, responsible for land-use planning in the Jamul-Dulzura Sub-region, San Diego County. After reviewing in detail the subject Draft Environmental Impact Report (DEIR), the JDCPG, at our 10 April 2018 meeting, **voted 12 For, 0 Opposed, with 0 abstentions** to submit the following comments/concerns and to withhold our final recommendation on a chosen alternative pending completion of the final EIR.

The JDCPG carefully reviewed the Draft EIR through several sub-committee meetings, and would bring the following seven areas of concern to your attention and consideration: Growth Inducement, Traffic & Circulation Impacts, Wastewater Treatment, Public Safety, Recreational Considerations, Noise & Dark Skies Policies, and Agricultural Resources.

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an area approximately 1/5th the size of our entire Jamul Dulzura-Community Planning Area. Total single-family residential units (1,119) proposed by the project increases the population in our community by 3,580. The project is providing water, sewer, natural gas, and electricity into previously undeveloped areas. Please clarify how the project can extend urban infrastructure into an undeveloped area, without inducing growth. What mechanism/assurances exist to prevent sewer services from being extended into the rural residential areas of Jamul, resulting in serious and significant adverse "community character" effects? It appears these utilities could simply be extended into the Village Core area via the right-of-way within Proctor Valley Road.

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- Please clarify if the growth inducement analysis in the EIR accounts for the fact that the original planning documents proposed septic in PA 16 & 19, not sewer. This was due to the fact that the community of Jamul does not support the extension of sewer within our planning boundaries.
- Why does the traffic impact analysis account for the hypothetical development of the state preserve property, while the growth-inducing impact analysis and cumulative analysis do not?

Traffic and Circulation Impacts:

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- The Jamul area roadways consist of two narrow lanes that do not meet current traffic standards, lack shoulders, have no walkways, often contain 90 degree turns and contain no clear signage directing individuals to SR-94. The project's increase in traffic will result in a significant safety hazard by exacerbating the existing problem. Specifically, there are at least 8 school bus stops in this area of Jamul, where children have no safe pedestrian walkway under existing conditions and will be put at greater risk due to project's increase in traffic. A lack of bike lanes and shoulders creates conflicts between motorists, pedestrians and cyclists. Most recently, a child moving trash cans at the end of their driveway, near Pioneer Way and Proctor Valley Road, was struck by a car. (https://www.nbcsandiego.com/news/local/Child-Struck-by-Car-in-Jamul-CHP-400308501.html) Further, many horseback riders, mountain bikers and hikers regularly cross or travel Proctor Valley in order to get to one of the few entrances to the preserve. How does the project ensure these individuals will not be harmed by pass-through traffic from the development?
- The Project includes the construction of an approximately 4.5 mile Community Pathway along Proctor Valley Road from Chula Vista to Jamul, and a 1.5 mile park-to-park pedestrian connection. The Community Pathway along Proctor Valley Road would be a regional, multi-use facility between the City of Chula Vista boundary and the community of Jamul. The project is creating an improved road and pathway linkage from the urban Otay Ranch Villages and the eastern territories of Chula Vista that dumps into a rural residential community, plagued by hazardous roadways, with no improvements proposed. Please extend the community pathway all the way to SR-94 and the DG walkway from Whispering Meadow Lane all the way to SR-94.

- Mitigation Measure M-TR-2 should be revised to read "The Proposed Project applicant, or its designee, shall coordinate with Caltrans to install a traffic signal at the intersection of SR-94 and Lyons Valley Road prior to issuance of a building permit for the 1st EDU." This signal light cannot wait until the 741st house in this development is built. Traffic increases will begin from the start of construction!
- The rural residential road, Whispering Meadow Lane needs to be improved offsite (#12), along with Valley Knolls Road to Proctor Valley Road (#10) all the way to SR-94.

Wastewater Treatment:

The sewer/septic feasibility study provided by applicant's contractor, contains incomplete assumptions not supported by factual data. Paragraph 2 of the contractor's study letter relies on "two principles reasons" for finding onsite wastewater treatment not feasible.

- First, the analysis relies on San Diego County policy requiring sewer to be connecting to any lot abutting a public sewer. However, it is the applicant's project design of lot and road locations that provides for, rather than avoids, the abutting of sewer lines to residential parcels. The "abutting" factor can be avoided by design changes such as placement of open space lots abutting sewer lines.
- Second, the analysis based on "incomplete" study data, results in an unsubstantiated conclusion of "not feasible". None of the test sites in the Eastern area of PA 16 investigated sufficient open areas in each lot to justify a "not feasible" finding. An alternate onsite wastewater treatment system exists, which is endorsed by San Diego County Department of Environmental Health, and does not rely on "permeability" as the primary disbursement factor, was not sufficiently investigated in all areas of the proposed parcels in PAs 16 & 19. The provided feasibility study further states that the permeability of the "tested" areas are "not generally" conducive to onsite wastewater treatment. The "not generally" description is not proof of a prohibited soil condition on any proposed parcel. The number of residential lots within PAs 16 & 19 is not guaranteed.
- Third, it is important to note that Volume 2 of the Otay Ranch Master Plan, while not precluding sewer, does not mandate or guarantee the use of sewer. A complete and detailed investigation of all proposed residential parcels in PAs 16 & 19 is necessary. Without a detailed suitability study, the Jamul/Dulzura Community Plan's prohibition to the use of sewer cannot be ignored or overridden.

Public Safety:

- Adequacy of Fire Protection From Wild Fires and Emergency Vehicle Response Times.
- Adequacy of Evacuation Routes based on substandard roads to the north.

While the DEIR does cover fire protection and emergency evacuation routes, it fails to recognize and overstates the capacity of existing roads, especially the northern evacuation routes which use the existing substandard two lane country roads.

Recreational Considerations:

- The DEIR states "Northern Park (P-4) would be a 1.4-acre park located in the northwestern entry to Planning Areas 16/19. It is anticipated that Northern Park would provide a venue for passive and active recreational opportunities and community events." What ratio was used to select 1.4 acres for the park closest to Jamul? This size appears too small to accommodate both internal and external generated use of a "Public Park" in our planning area. Currently, Jamul does not have any public parks that residents can frequent. It should be assumed in the analysis of the DEIR that residents across our community will travel to any new recreational facility built within our planning area and these facilities should be sized accordingly. Does this park include a staging area? For the safety of pedestrians, equestrians, cyclists and off-road vehicle users, the need for a staging area in the northern portion of the project site should be provided, within the boundaries of the Jamul planning area.
- In addition, the source of the maintenance fees for the public parks should be clearly identified.

Environmental Concerns (Noise, Dark Skies Policy & MSCP):

- Were the single-family residential lots, adjacent to Proctor Valley Road within the community of Jamul – between the northern project boundary and SR-94 - analyzed for rear or side yard noise exposures, and will these residents get noise barriers? These off-site residences will experience traffic noise generated from the project and should be included in both the traffic and vibration analysis.
- Additional wording should be added to the noise mitigation measures so that local residents are provided with direct project contacts in the event they are experiencing unacceptable nuisance noise and need to make the project and County aware of the issue. This same wording should be added to the vibration plan mentioned in M-N-10.
- Request analysis of how this project adheres to JDCPG "Dark Skies Policy" recognizing the significant higher density in Village 14 and smaller lot sizes than presently exists in Jamul. The light pollution might significantly degrade the quality of existing dark skies in Jamul.
- Environmental analysis should include the impacts of the design on the MSCP areas in the project as previously agreed upon in the Baldwin Agreement signed November 10, 1995. The County needs to review the conflict of this proposal with the MSCP

County Subarea Plan and needs to overlay all the Multiple Species Conservation Plan (MSCP) lands in play in the area to show how the project integrates its strategies with the rest of future Village developments.

Agricultural Resources:

- The project is turning a significant portion of potentially grazing land into a master planned community and should provide meaningful preservation of our rural agricultural community character. Please clarify how the Otay Ranch Agricultural Plan clearly establishes a path for ensuring local agricultural resources will not be lost.
- The proposed urban development will permanently remove agricultural resources within an existing rural area and the Agricultural Plan for this development should support youth agricultural activities, such as providing 4-H and/or FFA chapter facilities to local schools (see community of Lakeside as an example) or providing lease agreements with local farmers for active agriculture. Is the agricultural mitigation land going to be put in active agriculture by the project applicant? Can the applicant lease the agricultural mitigation land to local farmers for their use? Adequate agricultural mitigation should include active agricultural activities, such as grazing, animal husbandry, orchards or row crops.

Conclusion:

The Jamul Dulzura Community Planning Group appreciated the opportunity to review the Otay Ranch Village 14 and Planning Areas 16 & 19 Draft Environmental Impact Report, and we anticipate a thorough review will be given to our concerns. This project will have immediate and long-term impacts on our rural community with possible adverse, serious changes to our community character, impacting our established quality of life. We ask that you carefully analyze our concerns and suggested revisions.

Respectfully submitted,

Michael Casinelli

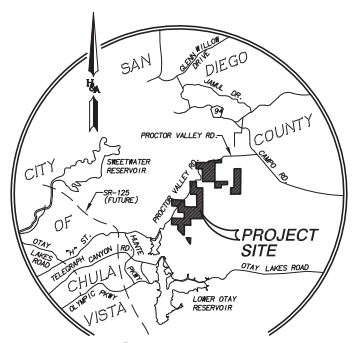
Michael Casinelli, Chair

cc: Adam Wilson, Staff, District 2 Supervisor
Rob Cameron, Jackson Pendo Development

Attachment E –
PLANNING DOCUMENTATION

PDS2016-SP-16-002 / PDS2016-GPA-16-008 / PDS2016-REZ-16-006 / PDS2016-TM-5616 / PDS2016-STP-16-027

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California



VICINITY MAP
NTS

LEGEND

SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
PROPOSED NEIGHBORHOOD BOUNDARY	
EXISTING MAP DATA	LOT 270
PROPOSED LOT NUMBER	5
PROPOSED RESIDENTIAL NEIGHBORHOOD	R-1
PROPOSED OPEN SPACE	OS-1
PROPOSED PRIVATE PARK	PP-1
PROPOSED PRIVATE POCKET PARK	PPP-1
PROPOSED RIPRAP (ENERGY DISSIPATER)	
PROPOSED BROW DITCH	
PROPOSED EASEMENT LINE	
EXISTING EASEMENT LINE	
TITLE REPORT ITEM NO. (SEE SHEET 21)	1
PROPOSED SEWAGE FORCE MAIN	FM
EXISTING SEWER MAIN WITH MANHOLE	
PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)	
EXISTING WATER MAIN WITH FIRE HYDRANT	W
PROPOSED WATER MAIN WITH FIRE HYDRANT (8" PVC UNLESS OTHERWISE NOTED)	W
PROPOSED STORM DRAIN SYSTEM A. INLET OR CATCH BASIN B. HEADWALL C. CLEANOUT D. CATCH BASIN	A B C D RIP RAP
PROPOSED STREET CENTERLINE ELEVATION	237.7
MODULAR WETLAND UNIT	MW
PROPOSED STREET DESIGNATION	2b
PROPOSED FUEL MODIFICATION ZONE	
PROPOSED LIMITED BUILDING ZONE	
EASEMENT FOR POTENTIAL FUTURE TRAIL ACCESS	*
NON GRADED LDA LINE	

EXISTING ZONING

USE REGULATIONS		S-80/S88
ANIMAL REGULATIONS		-/D
DEVELOPMENT REGULATIONS	DENSITY	0/2.06
	LOT SIZE (MINIMUM)	-/-
	MAX FLOOR AREA	-/-
	FLOOR AREA RATIO	-/-
	BUILDING TYPE	-/W
	HEIGHT	G
	COVERAGE	-
	SETBACK	A
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		-

PROPOSED ZONING

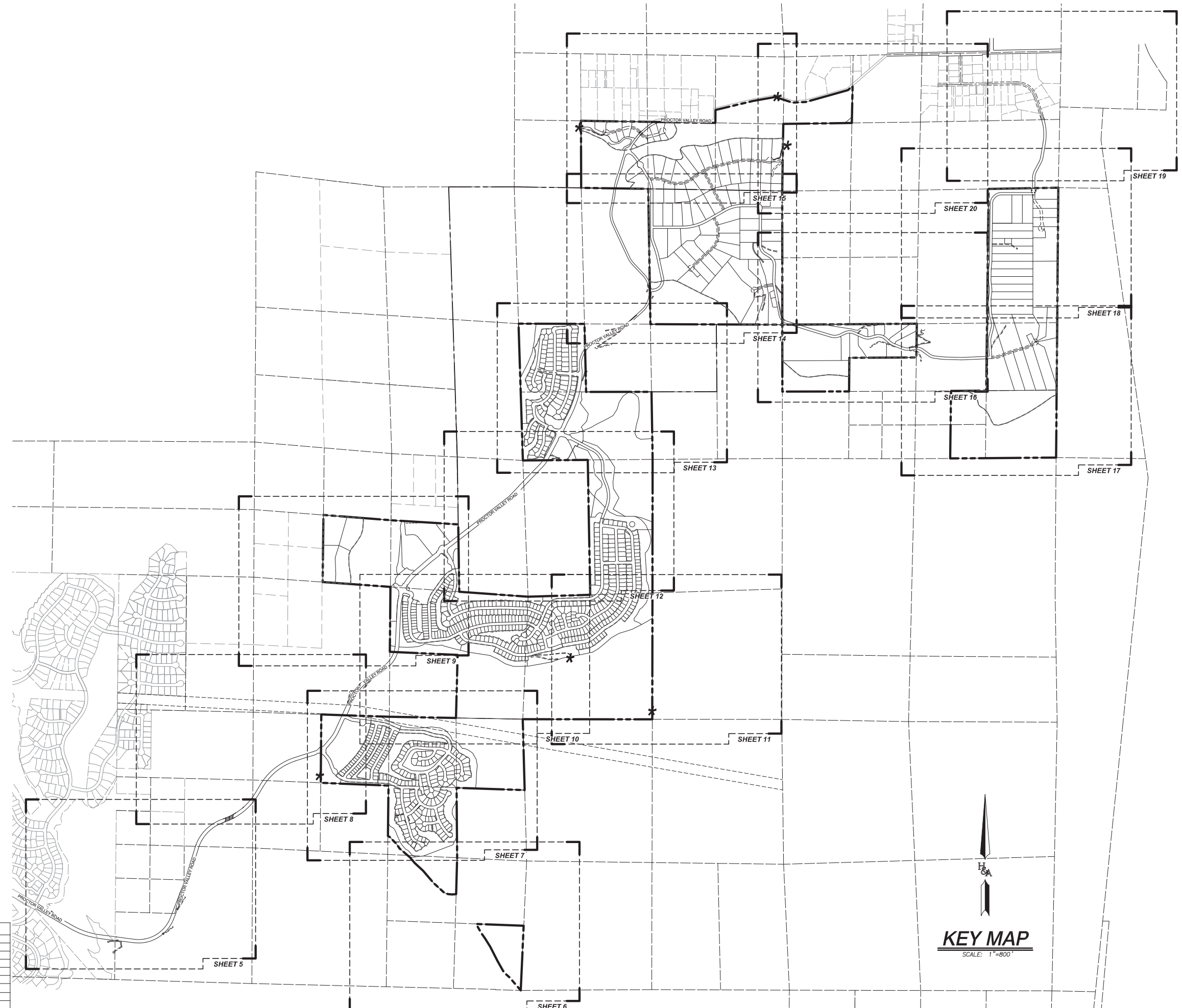
RR (NEI. R-12, R-13, R-14, R-15 & R-16)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS	DENSITY	0.3
	LOT SIZE (MINIMUM)	1 AC
	BUILDING TYPE	C
	MAX FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	H
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D

SF-1 (NEI. R-3, R-9, R-10, R-11)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		-
DEVELOPMENT REGULATIONS	DENSITY	-
	LOT SIZE (MINIMUM)	7,500 SF
	BUILDING TYPE	C
	MAX FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	V (SEE DEVELOPMENT REGS TBL 14)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D

SF-3 (NEI. R-4)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		-
DEVELOPMENT REGULATIONS	DENSITY	-
	LOT SIZE (MINIMUM)	3,290 SF
	BUILDING TYPE	C
	MAX FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	V (SEE DEVELOPMENT REGS TBL 14)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D

SF-2 (NEI. R-1, R-2, R-5, R-6, R-7, R-8)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		-
DEVELOPMENT REGULATIONS	DENSITY	-
	LOT SIZE (MINIMUM)	4,250 SF
	BUILDING TYPE	C
	MAX FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	V (SEE DEVELOPMENT REGS TBL 14)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D

VILLAGE CORE (VC)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		-
DEVELOPMENT REGULATIONS	DENSITY	-
	LOT SIZE (MINIMUM)	-
	BUILDING TYPE	C
	MAX FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	V (SEE DEVELOPMENT REGS TBL 17)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D



KEY MAP
SCALE: 1"=800'

GENERAL NOTES

1. TOTAL GROSS PROJECT SITE AREA: 1283.54 ACRES (V14: 723.70 AC PA 16/19: 559.84 ACRES)
   TOTAL NET PROJECT SITE AREA: 848.67 ACRES (EXC. MAJOR CIRC. FOR PV RD.& PRESERVE LOTS)
2. TOTAL NUMBER OF UNITS: 1,119
   SINGLE FAMILY: 906
   DETACHED HOMES: 116
   MULTIFAMILY (SCH OPT): 97
3. TOTAL NO. LOTS: 1,017
   SF RESIDENTIAL LOTS: 906 (R-1 THROUGH R-16)
   DETACHED HOMES RES. LOT: 1 (R-4)
   MIXED USE LOT: 1 (MU-1)
   OPEN SPACE LOTS: 62 (SEE TBLS SHT 2 AND 22)
   PRESERVE OS LOTS: 20 (SEE TBLS SHT 2 AND 22)
   PUBLIC PARK LOTS: 5 (P-1 THROUGH P-4)
   PRIVATE PARK LOTS: 4 (PP-1 THROUGH PP-4)
   PRIVATE POCKET PARK LOTS: 16 (PPP-1 THROUGH PPP-16)
   SCHOOL LOT: 1 (S-1)
   PUBLIC SAFETY LOT: 1 (PS-1)
4. ASSESSOR'S PARCEL NUMBERS:

VILLAGE 14	PLANNING AREAS 16 & 19
598-070-07 & 09	597-140-04
598-010-02	597-020-06 & 10
598-020-04 & 06	597-190-23
598-021-02	597-150-03, 07, 08, 12 & 13
597-140-05	

5. EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA & OPEN SPACE (CONSERVATION)
6. EXISTING GENERAL PLAN REGIONAL CATEGORY: N/A/RURAL/SEMI-RURAL
7. PROPOSED GENERAL PLAN REGIONAL CATEGORY: RURAL/SEMI-RURAL
8. EXISTING ZONING: S80/S88 (SEE TBLS THIS SHEET) PROPOSED ZONING: SEE SPECIFIC PLAN
9. OVERALL GROSS PROJECT DENSITY: 0.9 D.U./AC. (1,119 D.U.'S/1283.54 GROSS AC.)
   NET PROJECT DENSITY*: 1.32 D.U./AC. (1,119 D.U.'S/848.67 NET AC.)
   * NET ACREAGE = GROSS SITE AREA MINUS PRESERVE AREA & PV ROAD
10. EXISTING USE: VACANT
11. PROPOSED USE: SINGLE FAMILY, MULTIFAMILY, MIXED USE, PUBLIC SAFETY, PUBLIC PARK, PRIVATE PARKS, HOA OPEN SPACE & PRESERVE OPEN SPACE
12. TAX RATE AREA: 63076, 79006, 79007, 63165, 59151
13. THOMAS BROTHERS COORDINATES:
    1293 C4-C7, D4-D7, E4-E7, 1312 A2-A3, B1-B2, C1-C2, D1-D2, E1-E2
14. COMMUNITY PLAN/SUBREGIONAL AREA: JAMUL-DULZURA/OTAY SUBREGIONAL PLAN
15. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN AN VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

GENERAL DESIGN NOTES

1. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED,REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
2. SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC DATED: MARCH 27, 2017
3. IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT. SEE SHEET 2 FOR CONCEPTUAL PHASING.
4. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
5. ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR AS APPROVED WITH WAIVERS BY THE DIRECTOR OF PUBLIC WORKS.
6. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT. STREET LIGHTS AS SHOWN ON THIS MAP ARE TO BE USED AS A GUIDE ONLY.
7. FOR SETBACK REQUIREMENTS SEE THE OTAY RANCH VILLAGE 14 AND PLANNING AREAS16/19 SPECIFIC PLAN SECTION 7 DEVELOPMENT REGULATIONS, TABLES 14 & 17.
8. LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN THE FIRE PROTECTION PLAN, APPENDIX G
9. USE OF THE PRIVATE AND PUBLIC PARK LOTS WILL BE RESTRICTED FOR PARKS AND RECREATION PURPOSES BY AN OPEN SPACE OR RECREATIONAL EASEMENT OR OTHER INSTRUMENT APPROVED BY SAN DIEGO COUNTY COUNSEL.
10. FUEL MODIFICATION ZONES REFLECTED ON THIS MAP ARE PER THE CURRENT FIRE PROTECTION PLAN BY DUDEK & ASSOCIATES. PLEASE REFER TO THE FPP FOR DETAILS ABOUT EACH ZONE TYPE.
11. USES WITHIN THE BISECTED PORTIONS OF ANY LOTS WITHIN NEIGHBORHOODS R-13, R-14, R-15 AND R-16 SHALL BE RESTRICTED.
12. PLANNING AREA 16 RESIDENTIAL LOTS 65-71 IN R-14, LOTS 1-11 IN R-15 AND LOTS 1-30 IN R-16: RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LIMITED DEVELOPMENT AREA (LDA) SHALL PROVIDE EITHER A MINIMUM 100-FOOT FUEL MODIFICATION ZONE, (PROVIDED NON-GRADED LDA AREA IS NOT LOCATED WITHIN THE 100' FMZ), OR AN EQUIVALENT COMBINATION OF FMZ, ALTERNATIVE FIRE RESISTIVE MATERIALS AND METHODS TO THE SATISFACTION OF THE SDCFA. THE MINIMUM 50-FOOT ZONE 2 FMZ SHALL EXTEND TO THE INTERFACE WITH NON-GRADED LDA, PROVIDING MORE THAN THE REQUIRED 50-FOOT ZONE 2 FMZ ON THE LARGER LOTS. IF REQUIRED, AFFECTED LOTS MAY BE RECONFIGURED DURING FINAL ENGINEERING TO SATISFY THIS CONDITION SUBJECT TO ADMINISTRATIVE APPROVAL UNDER THE AUTHORITY OF THE SDCFA. RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LDA SHALL BE SUBJECT TO AN LDA OPEN SPACE EASEMENT RECORDED AT FINAL MAP AS IDENTIFIED IN THE TENTATIVE MAP CONDITIONS OF APPROVAL.
13. A NOISE RESTRICTION EASEMENT SHALL BE GRANTED OVER AREA R-4; AREA R-5 LOTS 1 THROUGH 14; AREA R-10 LOTS 1 THOUGH 6; AREA R-11 LOTS 1 THROUGH 5 AND 54 THROUGH 61; AREA R-13 LOTS 1 AND 8 THROUGH 13; AREA R-14 LOTS 1, 2, 27, 28 AND 64.

EARTHWORK / GRADING QUANTITIES

SEE GRADING PLAN FOR DETAILS.

ENGINEER

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500 PH
(858) 558-1414 FX

APPLICANT

JACKSON PENDO DEVELOPMENT COMPANY
2245 SAN DIEGO AVE., SUITE 223
SAN DIEGO, CA 92110
(619) 267-4904

OWNER/SUBDIVIDER

GDCI PROCTOR VALLEY, LP
IN C/O JACKSON PENDO DEVELOPMENT COMPANY
2245 SAN DIEGO AVE., SUITE 223
SAN DIEGO, CA 92110
(619) 267-4904

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS DAY OF JANUARY, 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

REPRESENTATIVE

REGISTERED PROFESSIONAL ENGINEER ALISA S. VIALPANDO No. 47945 Exp. 12/31/19 CIVIL STATE OF CALIFORNIA

ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/19

ABBREVIATIONS

FP	FLOOD PLAIN
MH	MANHOLE
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
NTS	NOT TO SCALE
S	SEWER
W	WATER
RW	RECLAIMED WATER
R/W	RIGHT OF WAY
PL	PROPERTY LINE
PI	POINT OF INTERSECTION (V.C.)
SF	GROSS SQ. FT.
NSF	NET SQ. FT.

LEGAL DESCRIPTION

SEE SHEET 21

BOUNDARY & ENCUMBRANCES

SEE SHEET 21
ALL EASEMENTS SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

BENCHMARK

BRASS DISK MARKED "CV GPS 5081" 4.5 MI SW OF INT PROCTOR VALLEY RD & MELODY RD OR 0.5 MI NE'LY FROM E'LY END OF BRIDGE 25' E'LY OF DIRT RD (PT # 5081 PER R.O.S. 14841) ELEVATION = 581.387' (NAVD '88)

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC	SAN DIEGO GAS & ELECTRIC CO.
WATER	OTAY MUNICIPAL WATER DISTRICT
SEWER	CITY OF CHULA VISTA
POLICE	COUNTY SHERIFFS DEPARTMENT
SCHOOLS	JAMUL-DULZURA UNION SCHOOL DISTRICT
	GROSSMONT UNION HIGH SCHOOL DISTRICT
	SWEETWATER UNION HIGH SCHOOL DISTRICT
	CHULA VISTA ELEMENTARY SCHOOL DISTRICT
FIRE	RURAL FIRE PROTECTION DISTRICT

SOURCE OF TOPOGRAPHY

SEE GRADING PLAN FOR DETAILS.

WAIVER REQUESTS

PLEASE SEE SHEET 2 FOR STREET WAIVER REQUESTS.

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	11/01/16	H&A
2	2ND SUBMITTAL	04/05/17	H&A
3	3RD SUBMITTAL	09/13/17	H&A
4	4TH SUBMITTAL-DIGITAL	01/10/18	H&A
5	5TH SUBMITTAL	02/09/18	H&A
6			
7			
8			

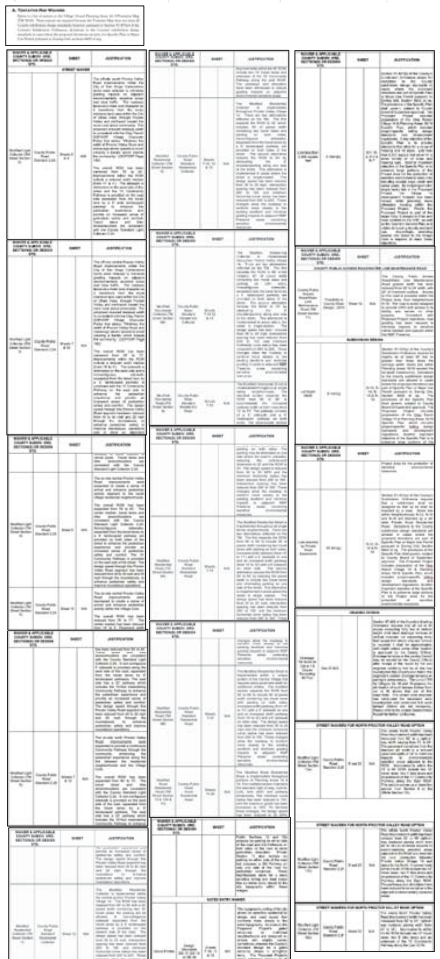
PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 1 OF 24

W.O. 2421-0031

R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 - TM - Sht 01 (Per Exist SRP Plan).dwg[]Sep-26-2018:19:40

DESIGN WAIVERS/EXCEPTIONS



VILLAGE 14 CENTRAL & NORTH SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACREAGE/ LOT AREA
R-9	SF	60	5K/40'	16.05
R-10	SF	73	6K/40'	18.03
R-11	SF	75	6K/40'	17.57
R-12	SF	74	7K/40'	23.83
R-15	SF	65	6K/40'	19.53
R-16	SF	51	6K/40'	27.53
R-13	SF	125	2 AC MIN	49.00
SUBTOTAL		525		172.47
RESIDENTIAL UNIT/TOTAL		525		172.47

NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	NEIGH. ACREAGE/ LOT AREA
OS-10	HOA OS	-	Slopes/HYAZ	0.36
OS-17a	HOA OS	-	Slopes/HYAZ	0.36
OS-17b	HOA OS	-	Slopes/HYAZ	0.36
OS-18	HOA OS	-	Slopes/HYAZ	0.77
OS-19	HOA OS	-	Slopes/HYAZ	0.77
OS-20a	CONSERVED OS	-	Potential Preserve	5.21
OS-20b	HOA OS	-	WTR TANK	1.35
OS-21a	CONSERVED OS	-	Potential Preserve	5.21
OS-21b	HOA OS	-	Slopes/HYAZ	1.40
OS-22	HOA OS	-	Slopes/HYAZ	0.97
OS-23	HOA OS	-	Slopes/HYAZ	0.20
OS-24	HOA OS	-	Slopes/HYAZ	0.20
OS-25	HOA OS	-	Slopes/HYAZ	0.20
OS-26	HOA OS	-	Slopes/HYAZ	1.36
OS-27	HOA OS	-	Slopes/HYAZ	4.75
OS-28	CONSERVED OS	-	Public Preserve	7.46
OS-29	HOA OS	-	Slopes/HYAZ	0.97
OS-30a	HOA OS	-	Slopes/HYAZ	0.97
OS-30b	CONSERVED OS	-	Potential Preserve	31.69
OS-31	HOA OS	-	Slopes/HYAZ	5.35
OS-32	HOA OS	-	Slopes/HYAZ	4.36
OS-33	HOA OS	-	Slopes/HYAZ	0.97
OS-34	HOA OS	-	Slopes/HYAZ	0.97
OS-35	HOA OS	-	Slopes/HYAZ	2.56
OS-36	HOA OS	-	Slopes/HYAZ	0.55
OS-37	HOA OS	-	Slopes/HYAZ	5.40
OS-38	HOA OS	-	Slopes/HYAZ	0.97
OS-39	HOA OS	-	Slopes/HYAZ	0.20
OS-40	HOA OS	-	Slopes/HYAZ	0.11
OS-41	HOA OS	-	Slopes/HYAZ	0.36
SUBTOTAL	HOA OS	-		103.10
OS-13a	Preserve	-	Preserve OS	9.35
OS-13b	Preserve	-	Preserve OS	122.05
OS-14a	Preserve	-	Preserve OS	36.12
OS-14b	Preserve	-	Preserve OS	6.22
OS-15a	Preserve	-	Preserve OS	4.20
OS-15b	Preserve	-	Preserve OS	4.40
OS-16	Preserve	-	Preserve OS	42.34
OS-42	Preserve	-	Preserve OS	0.40
OS-43	Preserve	-	Preserve OS	0.40
OS-44	Preserve	-	Preserve OS	0.40
SUBTOTAL	Preserve Subtotal	-		226.53
P-1	Public Park	-	Central Park	7.00
P-2	Public Park	-	Active Park	2.40
P-3	Public Park	-	Active Park	1.50
SUBTOTAL	Public Park	-		10.90
PP-1	Pvt. Park-Swim Club	-	-	1.74
PP-2	Pvt. Park-Comm Park/Ctr	-	-	1.84
PP-3	Pvt. Park-Comm Park/Ctr	-	-	1.84
SUBTOTAL	Private HOA Pocket Park	-	-	5.42
PPP-1	Private HOA Pocket Park	-	-	0.35
PPP-2	Private HOA Pocket Park	-	-	0.51
PPP-3	Private HOA Pocket Park	-	-	0.35
PPP-4	Private HOA Pocket Park	-	-	0.20
PPP-5	Private HOA Pocket Park	-	-	0.17
PPP-6	Private HOA Pocket Park	-	-	0.17
PPP-7	Private HOA Pocket Park	-	-	0.20
PPP-8	Private HOA Pocket Park	-	-	0.35
PPP-9	Private HOA Pocket Park	-	-	0.35
PPP-10	Private HOA Pocket Park	-	-	0.35
PPP-11	Private HOA Pocket Park	-	-	0.35
PPP-12	Private HOA Pocket Park	-	-	0.35
PPP-13	Private HOA Pocket Park	-	-	0.35
PPP-14	Private HOA Pocket Park	-	-	0.35
PPP-15	Private HOA Pocket Park	-	-	0.35
PPP-16	Private HOA Pocket Park	-	-	0.35
SUBTOTAL	Private HOA Pocket Park	0	-	6.86
PS-1	Public Safety	-	-	2.33
SUBTOTAL	P/S	0	0	2.33
MU-1	Commercial	-	-	8.87
SUBTOTAL	CMMU	0	0	8.87
SUBTOTAL	Elementary School	0	12 Ac Min	12.00
SUBTOTAL	School	0	0	12.00
ONSITE PVR	Major Circulation	-	-	6.16
ONSITE PVR (within Preserve)	Circulation in Preserve	-	Pvr. Adjacent to OS-35a&15b	6.38
OTHER ONSITE PUBLIC ROW	Circulation in Preserve	-	Pvr. Adjacent to OS-15 & 16	2.50
OTHER ONSITE PUBLIC ROW	Major Circulation	-	-	2.35
SUBTOTAL		0	0	13.03
OVERALL V14 CENTRAL & NORTH TOTAL		642		532.14

* ONSITE ROW = CALCULATION OF ROADWAYS ROW OUTSIDE OF PVR AND OUTSIDE OF NEIGHBORHOOD BOUNDARY'S
** UNITS ALLOCATED TO SCHOOL SITE AT 10 DU/AC PER THE OTAY RANCH GDP/SRP POLICIES.

VILLAGE 14 SOUTH SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACREAGE/ LOT AREA
R-1	SF	81	5K/40'	12.45
R-2	SF	69	5K/40'	12.45
R-3	SF	79	5K/40'	14.45
SUBTOTAL		229		39.35

NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET DENSITY (DU/AC)	NEIGH. ACREAGE/ LOT AREA
R-4	Detached Homes	123	10 DU/AC	14.08
SUBTOTAL		123		14.08
RESIDENTIAL UNIT/TOTAL		352		74.09

NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	NEIGH. ACREAGE/ LOT AREA
OS-1	HOA OS	-	Basin	3.00
OS-2	HOA OS	-	Slopes/HYAZ	1.00
OS-3	HOA OS	-	Slopes/HYAZ	0.75
OS-4a	HOA OS	-	Slopes/HYAZ	13.37
OS-4b	CONSERVED OS	-	Slopes/HYAZ	1.00
OS-5	HOA OS	-	Slopes/HYAZ	0.50
OS-6	HOA OS	-	Slopes/HYAZ	1.00
OS-7	HOA OS	-	Slopes/HYAZ	0.50
OS-8	HOA OS	-	Slopes/HYAZ	2.00
OS-9	HOA OS	-	Slopes/HYAZ	0.50
OS-10	HOA OS	-	Slopes/HYAZ	0.50
OS-11	CONSERVED OS	-	Slopes/HYAZ	0.50
SUBTOTAL	HOA OS	-		24.12
OS-12	Preserve	-	Preserve OS	43.44
OS-13	Preserve	-	Preserve OS	10.00
SUBTOTAL	Preserve Subtotal	-		53.44
P-1	Public Park	-	Mt. Villain Park	3.00
SUBTOTAL	Public Park	-		3.00
PP-1	Pvt. Park-Swim Club	-	-	1.00
SUBTOTAL	Comm Facility-Swim Club	-	-	1.00
ONSITE PVR	Major Circulation	-	-	1.00
OTHER ONSITE PUBLIC ROW	Major Circulation	-	-	1.00
SUBTOTAL				3.00
OVERALL V14 SOUTH TOTAL		352		191.56

* ONSITE PUBLIC ROW = CALCULATION OF ROADWAYS ROW OUTSIDE OF PVR AND OUTSIDE OF NEIGHBORHOOD BOUNDARY'S

PLANNING AREA 16 & 19 SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACREAGE/ LOT AREA
R-13	SF	125	2 AC MIN	49.00
R-14	SF	75	2 AC MIN	84.48
R-16	SF	51	2 AC MIN	109.19
SUBTOTAL		125		349.48
RESIDENTIAL UNIT/TOTAL		125		349.48

NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	NEIGH. ACREAGE/ LOT AREA
OS-55a	CONSERVED OS	-	Potential Preserve	1.35
OS-56a	HOA OS	-	Slopes/HYAZ	1.56
OS-57a	HOA OS	-	Slopes/HYAZ	0.33
OS-58	CONSERVED OS	-	Potential Preserve	0.50
OS-59	HOA OS	-	Slopes/Sch/HYAZ	3.69
OS-60	HOA OS	-	Pvt. Swr Lift Station & Pvt Basin	0.39
OS-61	HOA OS	-	SYA Pump Station	0.39
OS-62	HOA OS	-	Pvt. Basin	0.58
OS-63	HOA OS	-	Slopes/HYAZ	2.63
OS-64	CONSERVED OS	-	Potential Preserve	7.56
OS-65	HOA OS	-	Pvt. Swr Lift Station & Pvt Basin	1.14
OS-67	HOA OS	-	Pvt. Basin	0.39
OS-68	HOA OS	-	Slopes/Sch/HYAZ	3.53
OS-69	HOA OS	-	Pvt. Swr Lift Station & Pvt Basin	0.47
OS-70	CONSERVED OS	-	Potential Preserve	30.19
OS-71	CONSERVED OS	-	Potential Preserve	30.03
SUBTOTAL	HOA OS	-	Potential Preserve	83.68
OS-53	Preserve	-	Preserve OS	20.69
OS-54	Preserve	-	Public Swr Lift Station	0.55
OS-55	Preserve	-	Preserve OS	39.63
OS-56	Preserve	-	Public Wtr Tank Basin	3.36
OS-57	Preserve	-	Preserve OS	92.38
OS-72	Preserve	-	Preserve OS	30.05
SUBTOTAL	Preserve Subtotal	-		334.68
P-4	Public Park	-	Northern Park	1.39
SUBTOTAL	Public Park	-		1.39
ONSITE PVR (within R-13)	Major Circulation	-	-	0.91
ONSITE PVR (within Preserve)	Circulation in Preserve	-	-	1.02
OTHER ONSITE PUBLIC ROW	Circulation in Preserve	-	Pvr. OTR "F" Adj. to OS 54 & 56 (Jaspers Way R-14)	0.51
SUBTOTAL				2.44
OVERALL PA 16/19 TOTAL		125		559.64

* ONSITE PUBLIC ROW = CALCULATION OF ROADWAYS ROW OUTSIDE OF PVR AND OUTSIDE OF NEIGHBORHOOD BOUNDARY'S WITHIN PREVIOUS

NEIGHBORHOOD BOUNDARY'S & LOTTING EXHIBIT

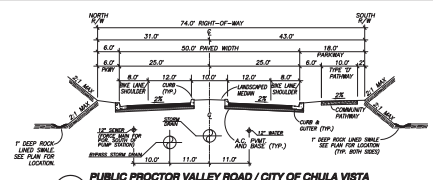
PREPARED BY:
HUNSAKER & ASSOCIATES
San Diego, Inc
9707 Waples Street
San Diego, CA 92121
(858) 558-4500
Planning • Engineering • Surveying

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

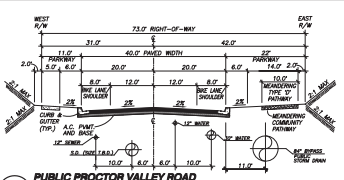
SHEET 2 OF 24

W.O. 2427-3?

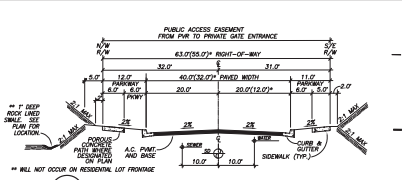
R:\1235\APH\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 – TM – Sht 02 (Per Exist SRP Plan).dwg[]Sep-07-2018:11:36



1 PUBLIC PROCTOR VALLEY ROAD / CITY OF CHULA VISTA
CLASS II COLLECTOR (CCV)
NO PARKING PERMITTED WITHIN BIKE LANE / SHOULDER
40 MPH DESIGN SPEED
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- RIGHT OF WAY REDUCED FROM 78' TO 68'

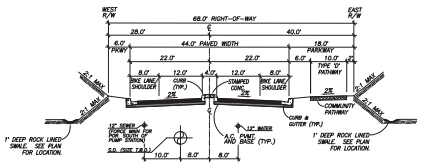


6 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2S)
NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT)
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (30 MPH)

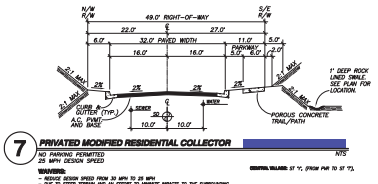


8a PRIVATE MODIFIED RESIDENTIAL COLLECTOR
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
SOUTH VILLAGE: ST 'J' (FROM PVR TO ST 'B')
ST 'M' (FROM PVR TO ST 'J')
WAIVERS:
- REDUCE DESIGN SPEED FROM 35 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING BIOLOGICAL RESOURCES, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 300'
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN
* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.
** WILL NOT OCCUR ON RESIDENTIAL LOT FRONTAGE

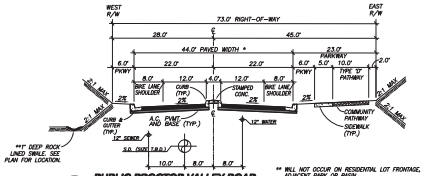




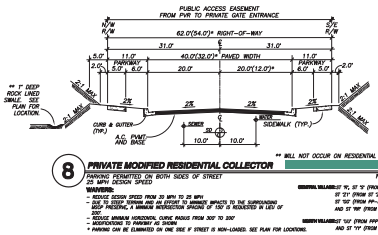
2 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
NO PARKING PERMITTED
30 MPH DESIGN SPEED
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- RIGHT OF WAY REDUCED FROM 78' TO 68'



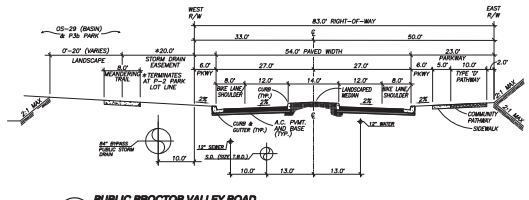
7 PRIVATED MODIFIED RESIDENTIAL COLLECTOR
NO PARKING PERMITTED
30 MPH DESIGN SPEED
NTS
CENTRAL VILLAGE: ST 'I', (FROM PVR TO ST 'I')
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING BIOLOGICAL RESOURCES, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 300'
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN



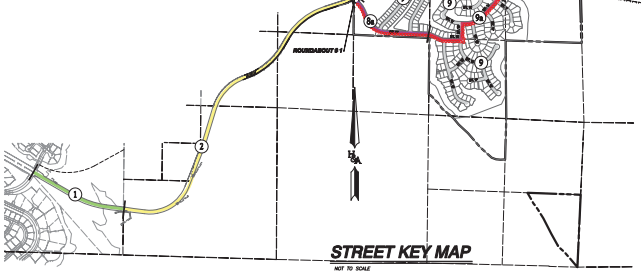
3 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (30 MPH)
- RIGHT OF WAY REDUCED FROM 78' TO 73'
** WILL NOT OCCUR ON RESIDENTIAL LOT FRONTAGE, ADJACENT PARK OR BASIN



8 PRIVATE MODIFIED RESIDENTIAL COLLECTOR
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
** WILL NOT OCCUR ON RESIDENTIAL LOT FRONTAGE
CENTRAL VILLAGE: ST 'K', ST 'E' (FROM ST 'K' TO ST 'V3', ST 'I1' (FROM ST '12' TO ST 'I'), ST 'I2' (FROM PP-3 TO PVR) AND ST 'RR' (FROM PP-4 TO PVR)
SOUTH VILLAGE: ST 'G1' (FROM PP-2 TO ST 'RR') AND ST 'I1' (FROM ST 'H' TO PVR)
WAIVERS:
- REDUCE DESIGN SPEED FROM 35 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING BIOLOGICAL RESOURCES, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 300'
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN
* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.



4 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (30 MPH)



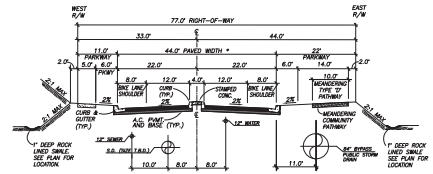
STREET KEY MAP
NOT TO SCALE
POROUS CONCRETE TRAIL/PATH



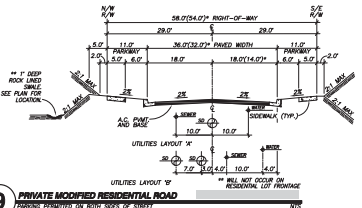
9b PRIVATE MODIFIED RESIDENTIAL ROAD
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
CENTRAL VILLAGE: ST 'R' (FROM ST 'P' TO ST 'U2')
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- MODIFICATIONS TO PARKWAY AS SHOWN

10 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2F)
NO PARKING PERMITTED
40 MPH DESIGN SPEED
NTS

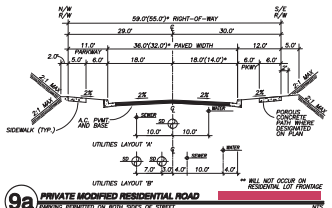
11 COUNTY PUBLIC ACCESS ROAD/
WATER LINE MAINTENANCE ROAD
NO PARKING PERMITTED
25 MPH DESIGN SPEED
NTS



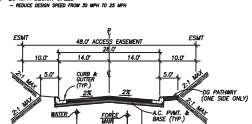
5 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (30 MPH)
- RIGHT OF WAY REDUCED FROM 78' TO 77'



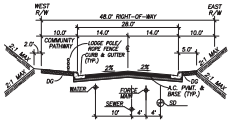
9 PRIVATE MODIFIED RESIDENTIAL ROAD
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
SOUTH VILLAGE: ST 'D' (FROM ST 'B' TO CUL DE SAC), ST 'E', ST 'I', ST 'I1', ST 'I2', ST 'K', ST 'L', ST 'L1', ST 'L2', ST 'M', ST 'C' (FROM ST 'D' TO ST 'V3'), ST 'M' & ST 'O'
CENTRAL VILLAGE: ST 'G', ST 'R' (FROM ST 'S' TO 'U'), ST 'S', ST 'T', ST 'U', ST 'U1', ST 'U2', ST 'V', ST 'V1', ST 'V2', ST 'V3', ST 'W', ST 'X', ST 'Y' (FROM LOT 4 TO ST 'T')
NORTH VILLAGE: ST 'F' (FROM ST 'RR' TO LOT 53), ST 'AA' (FROM ST 'S' TO ST 'T'), ST 'BB', ST 'CC', ST 'DD', ST 'EE', ST 'FF', ST 'GG' & ST 'HH'
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING BIOLOGICAL RESOURCES, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 300'
- MODIFICATIONS TO PARKWAY AS SHOWN
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 190'
* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.



9a PRIVATE MODIFIED RESIDENTIAL ROAD
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
SOUTH VILLAGE: ST 'A' (FROM ST 'B' TO ST 'C'), ST 'C' (FROM ST 'B' TO ST 'V3'), ST 'V' (FROM ST 'B' TO ST 'V3'), ST 'V' (FROM ST 'B' TO ST 'V1')
CENTRAL VILLAGE: ST 'P' (FROM ST 'P' TO ST 'Q'), ST 'Q' (FROM ST 'P' TO ST 'P' & ST 'U2' TO ST 'U')
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING BIOLOGICAL RESOURCES, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 300'
- MODIFICATIONS TO PARKWAY AS SHOWN
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 190'
* PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.



12 PUBLIC RURAL RESIDENTIAL ROAD
NO PARKING PERMITTED
25 MPH DESIGN SPEED
NTS



12a PUBLIC RURAL RESIDENTIAL ROAD
NO PARKING PERMITTED
25 MPH DESIGN SPEED
NTS
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH

13 PRIVATE RURAL RESIDENTIAL ROAD
NO PARKING PERMITTED
25 MPH DESIGN SPEED
NTS

STREET CROSS SECTIONS

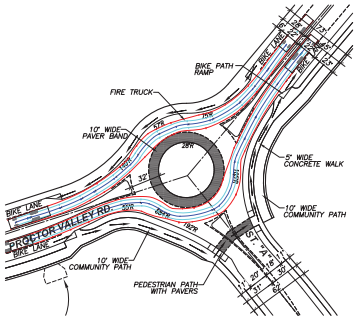
PREPARED BY:
HUNSAKER & ASSOCIATES
SAN DIEGO, INC
9707 Waples Street
San Diego, CA 92121
(858) 558-4500 Fax (858) 558-1414

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

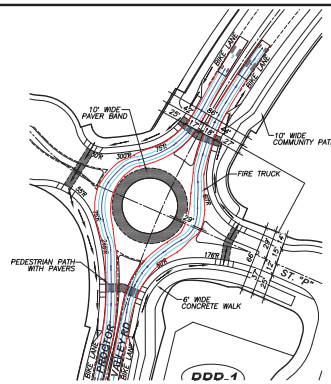
SHEET 3 OF 24

W.O. 2427-3T

R:\12357\APH\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 – TM – Sht 03 (Per Exist SRP Plan).dwg[]Sep-07-2018:09:52



ROUNDABOUT # 1 - SOUTH VILLAGE
PROCTOR VALLEY RD & ST. "A" NOT TO SCALE



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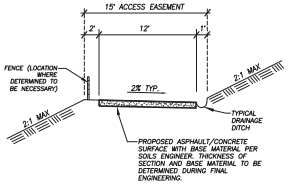
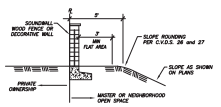
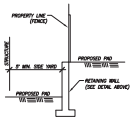
PROCTOR VALLEY RD & ST."P" NOT TO SCALE



TYPICAL STORM DRAIN ACCESS ROAD
NTS



SHELF ROUNDING DETAIL
UPPER PROPERTY LINE
NOTE: THIS CONDITION OCCURS ONLY AT OPEN SPACE LOTS
NOT TO SCALE



SIDE YARD DETAIL
TYPICAL PROPERTY LINE
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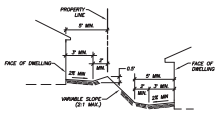
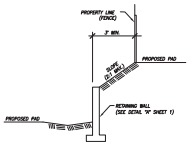
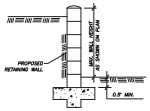


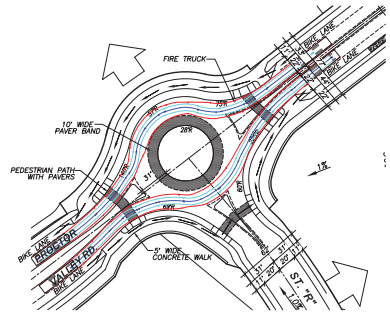
TYPICAL DRAINAGE SWALE
NOT TO SCALE



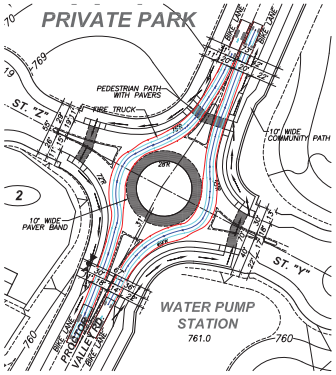
PLANTABLE AREA DETAIL
TYPICAL PROPERTY LINE - SIDE YARD
NOT TO SCALE



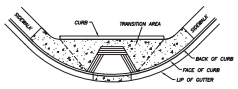
TYPICAL RETAINING WALL SECTION
NTS



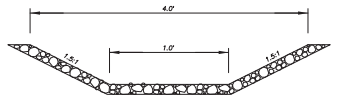
ROUNDABOUT # 3 - CENTRAL VILLAGE
PROCTOR VALLEY RD & ST. "R" NOT TO SCALE



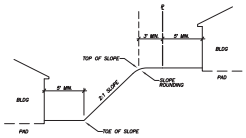
ROUNDABOUT # 4 - NORTH VILLAGE
PROCTOR VALLEY RD & ST. "W" & ST. "Z" NOT TO SCALE



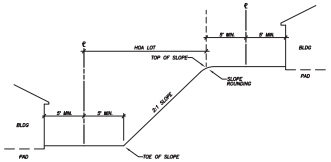
TYPICAL PEDESTRIAN RAMP DETAIL
RAMP PER ADA REQUIREMENTS SEE LANDSCAPE PLANS
NTS



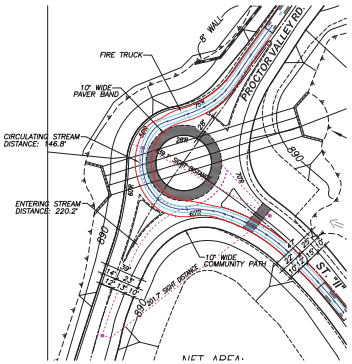
1' DEEP ROCK LINED CHANNEL DETAIL
NTS



GRADING DETAIL
SLOPES UNDER 30' VERTICAL FEET
NOT TO SCALE



GRADING DETAIL
SLOPES OVER 30' VERTICAL FEET
NOT TO SCALE

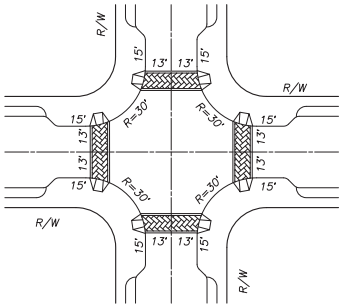


ROUNDABOUT # 5 - NEIGHBORHOOD R-14
PROCTOR VALLEY RD & ST. "II" NOT TO SCALE

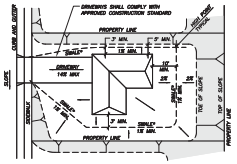
RESEARCH PROGRAM REPORT 672

FIRE TRUCK DIMENSIONS
LENGTH - 41.92'
WIDTH - 9.83'
WHEEL BASE - 20.83'

ROUNDABOUT DETAILS
SEE SHEET 2 FOR PRIMARY STREET CROSS SECTION INDEX



TYPICAL INTERSECTION NECKDOWN
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
* OPTIONAL USE OF AREA DRAIN WITH SWALES
NTS

DETAILS

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PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

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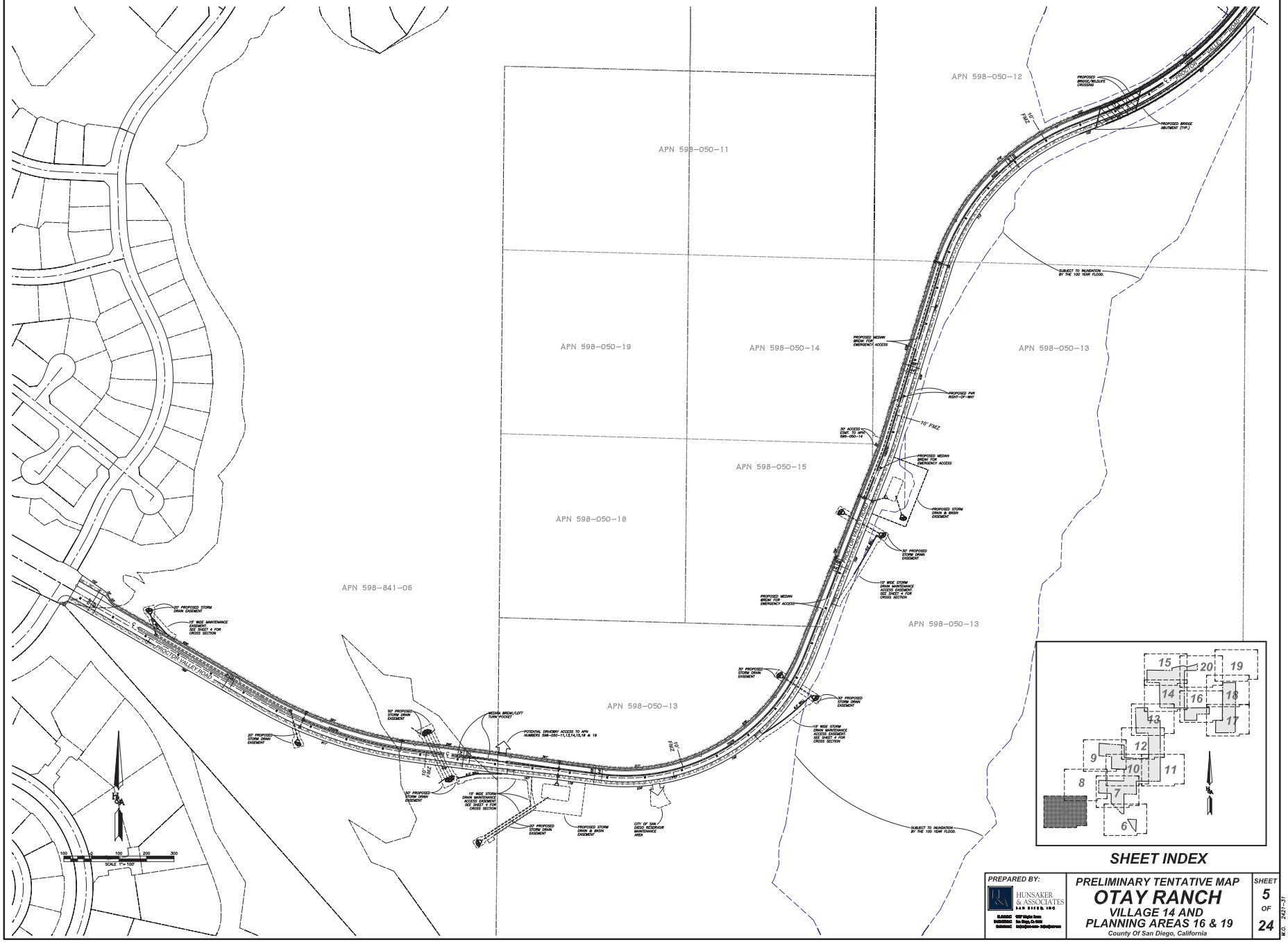
R:\1235\APN\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 – TM – Sht 04 (Per Exist SRP Plan).dwg[Aug-22-2018:11:09

1 - 192

FOR CONTINUATION SEE SHEET NO. 8



SHEET INDEX

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PRELIMINARY TENTATIVE MAP

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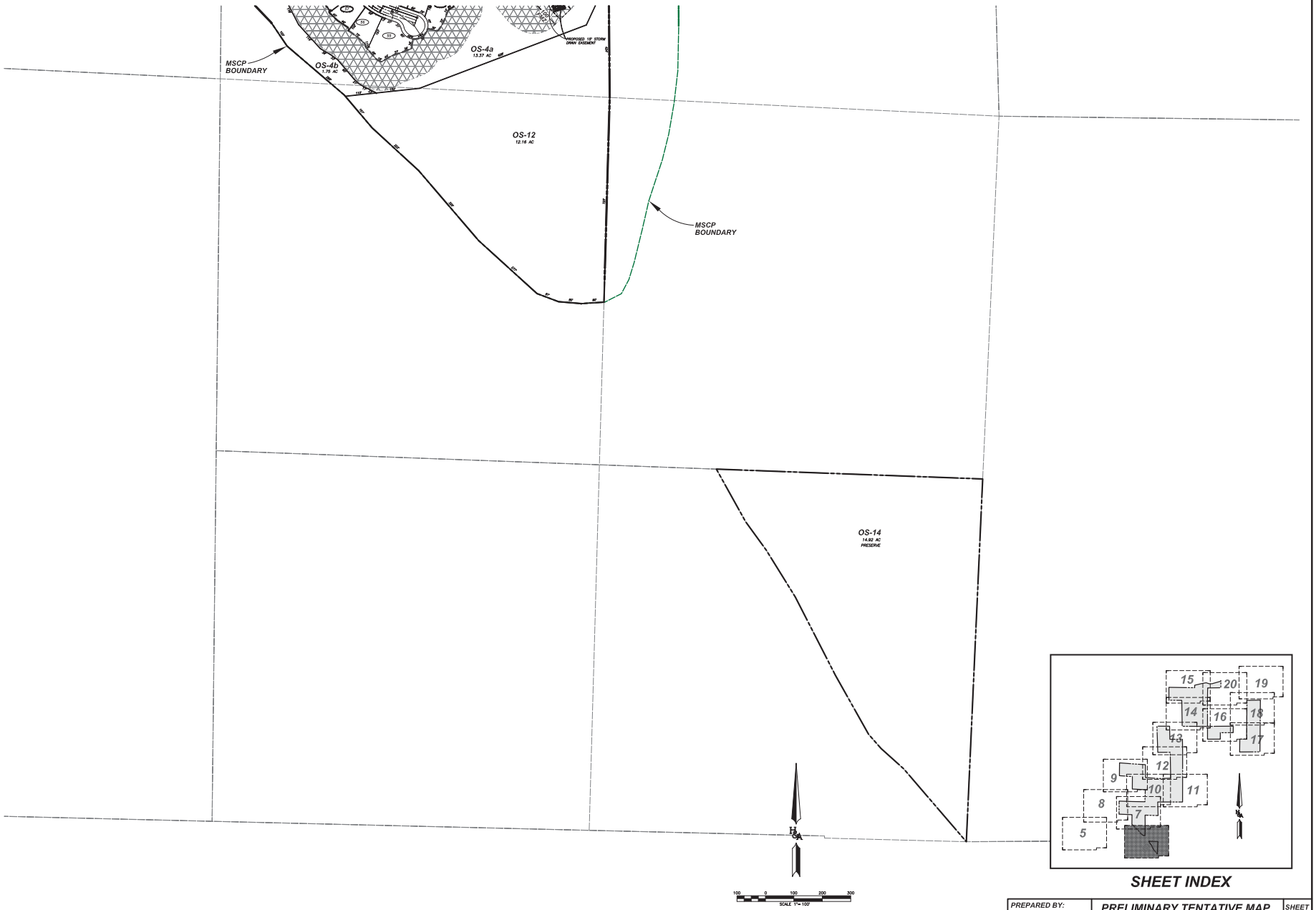

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PRELIMINARY TENTATIVE MAP
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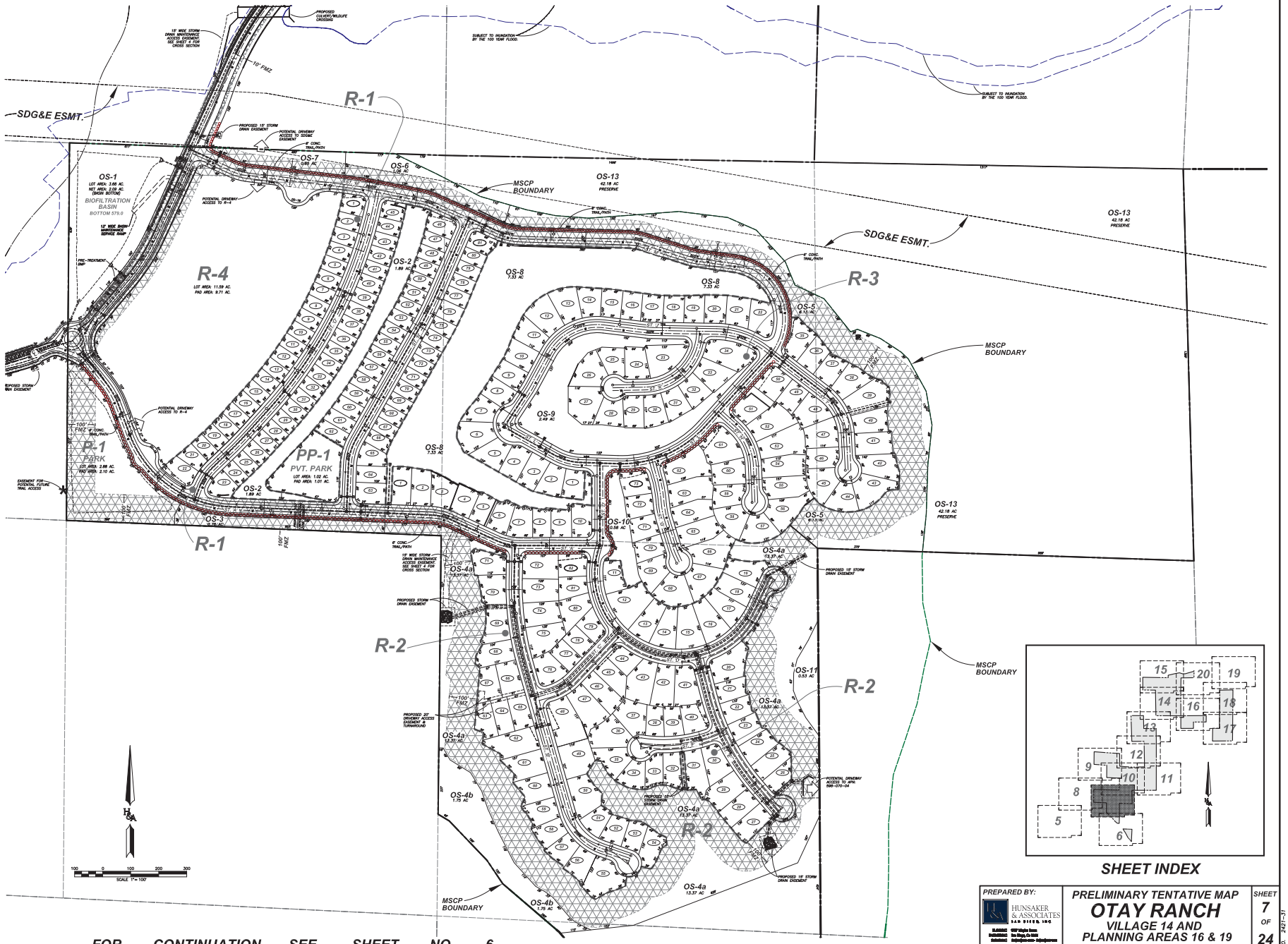
FOR CONTINUATION SEE SHEET NO. 10

FOR CONTINUATION SEE SHEET NO. 8



FOR CONTINUATION SEE SHEET NO. 6

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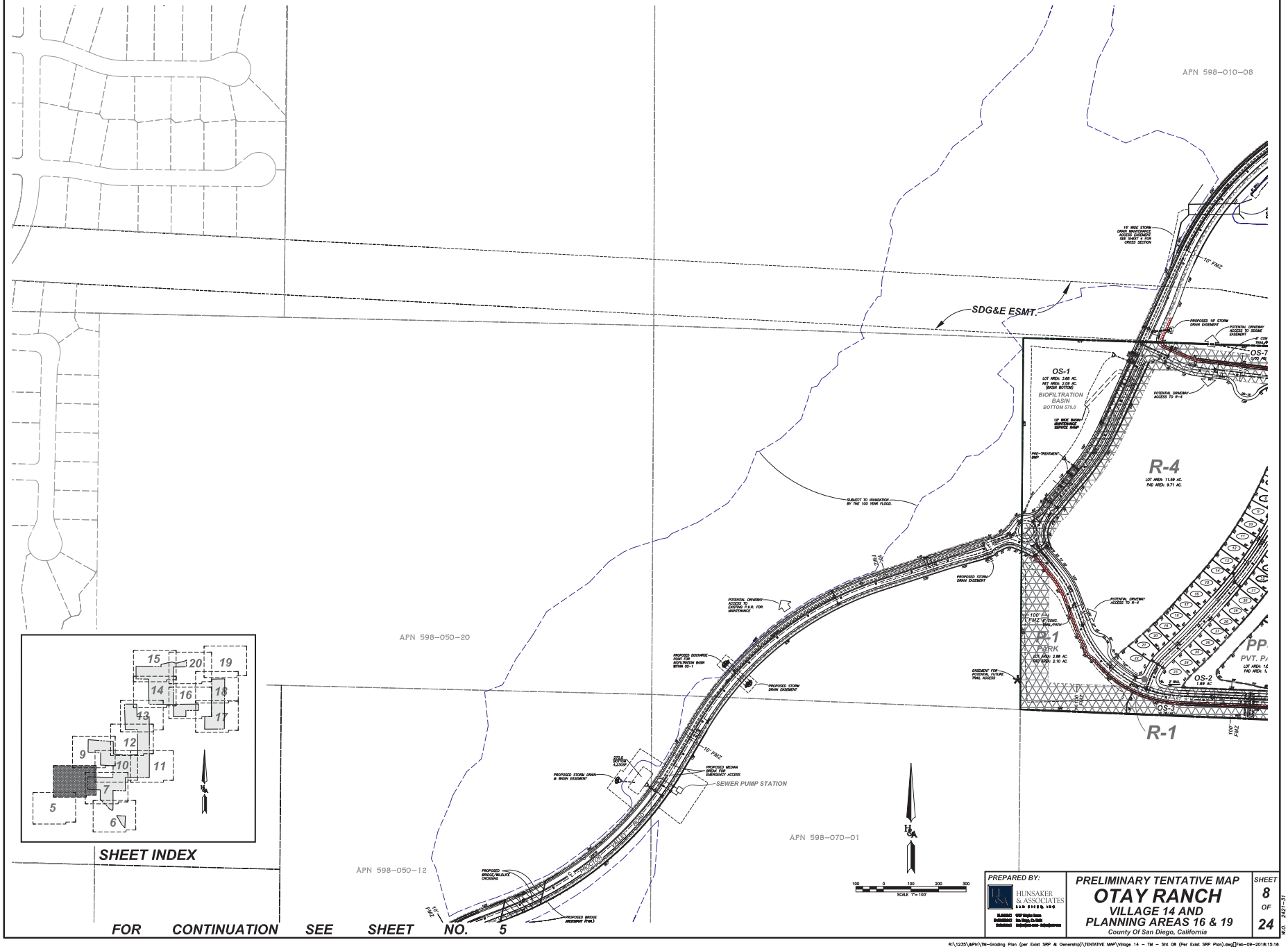

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FOR CONTINUATION SEE SHEET NO. 5

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PRELIMINARY TENTATIVE MAP
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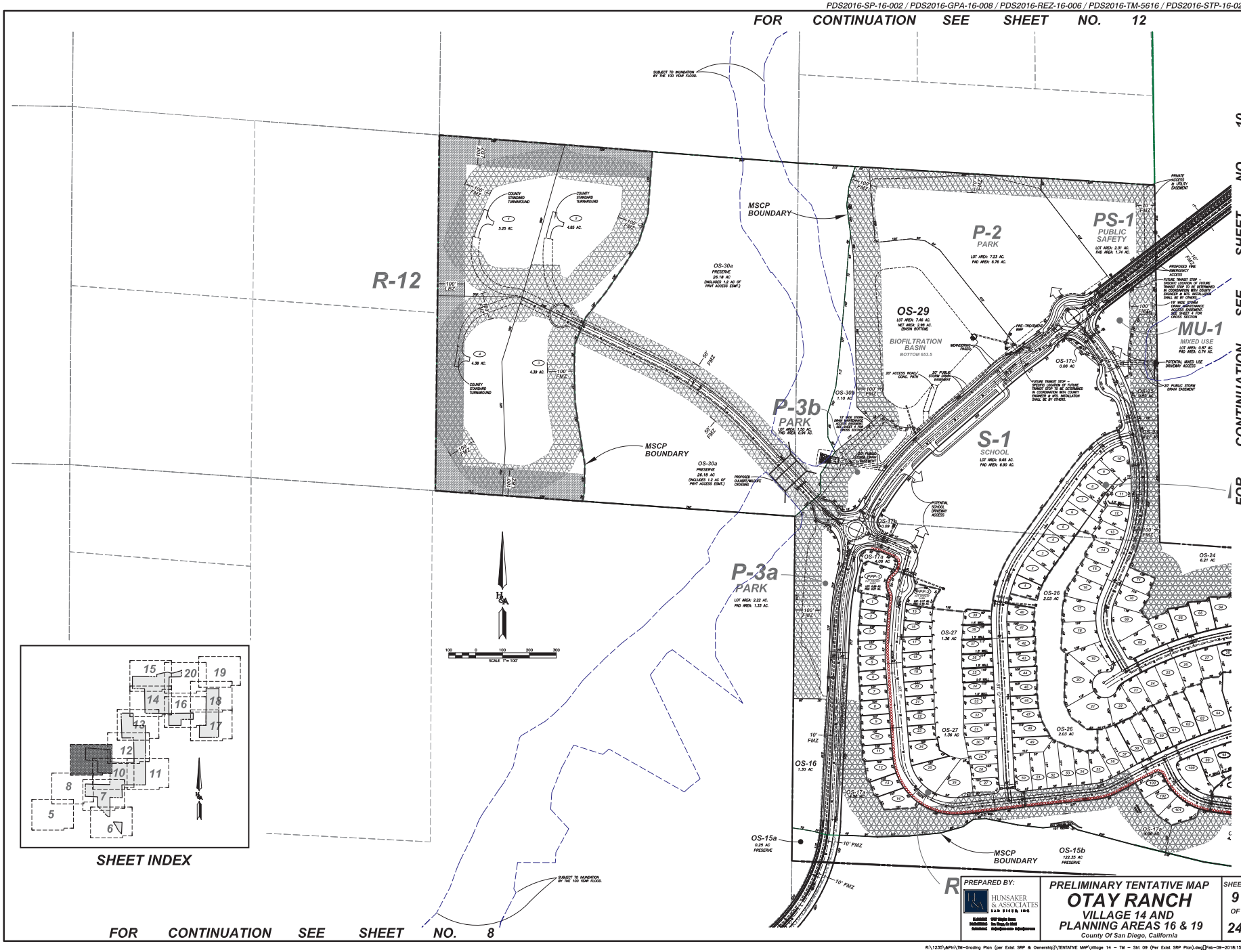

FOR CONTINUATION SEE SHEET NO. 8

FOR CONTINUATION SEE SHEET NO. 10

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OTAY RANCH
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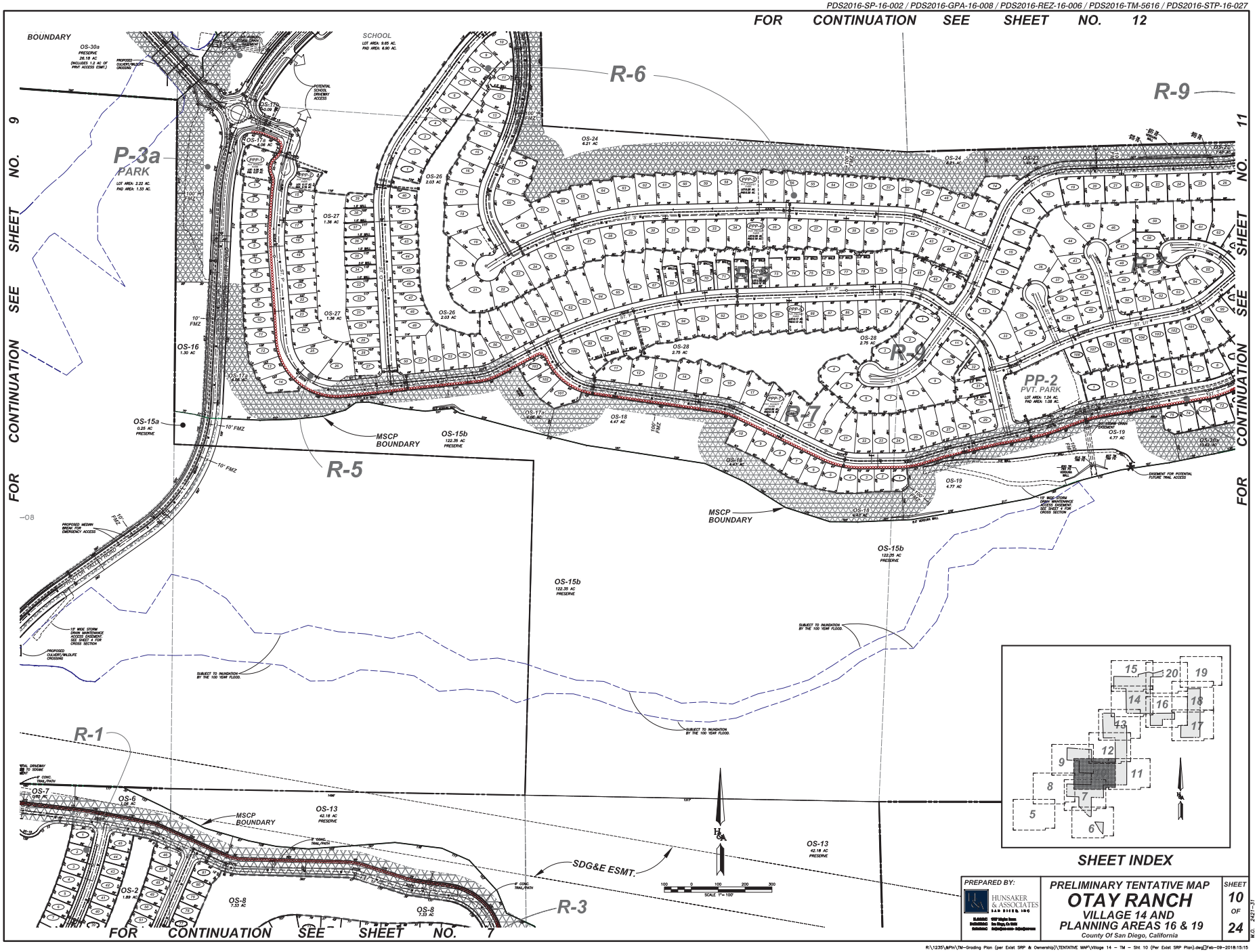

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OTAY RANCH
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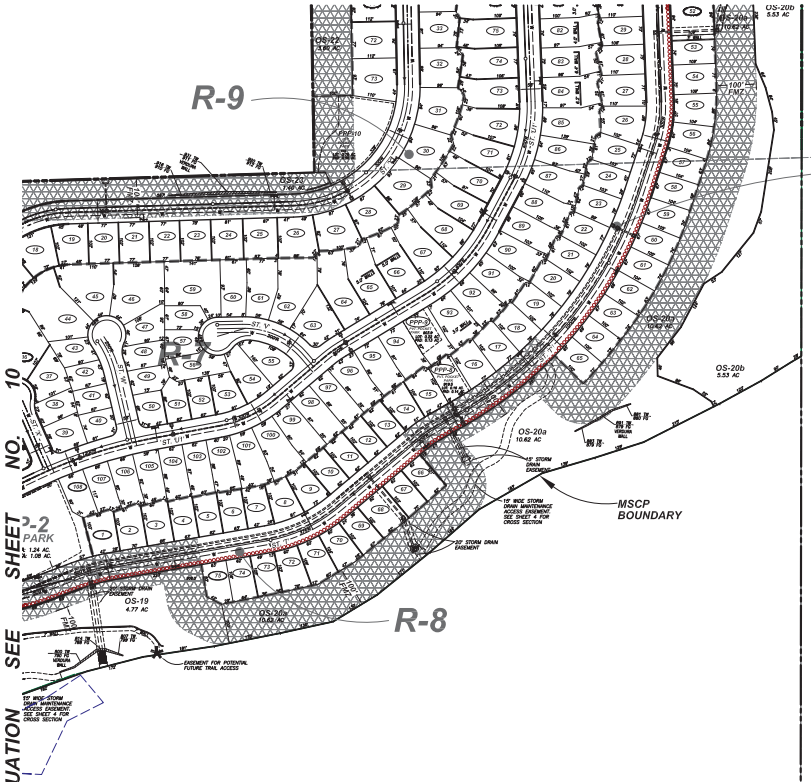

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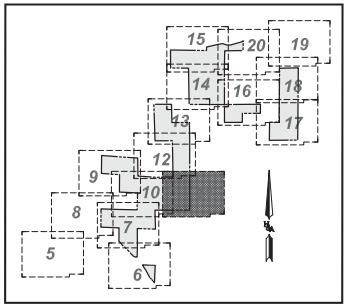

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SCALE 1"= 100'

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PRELIMINARY TENTATIVE MAP

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

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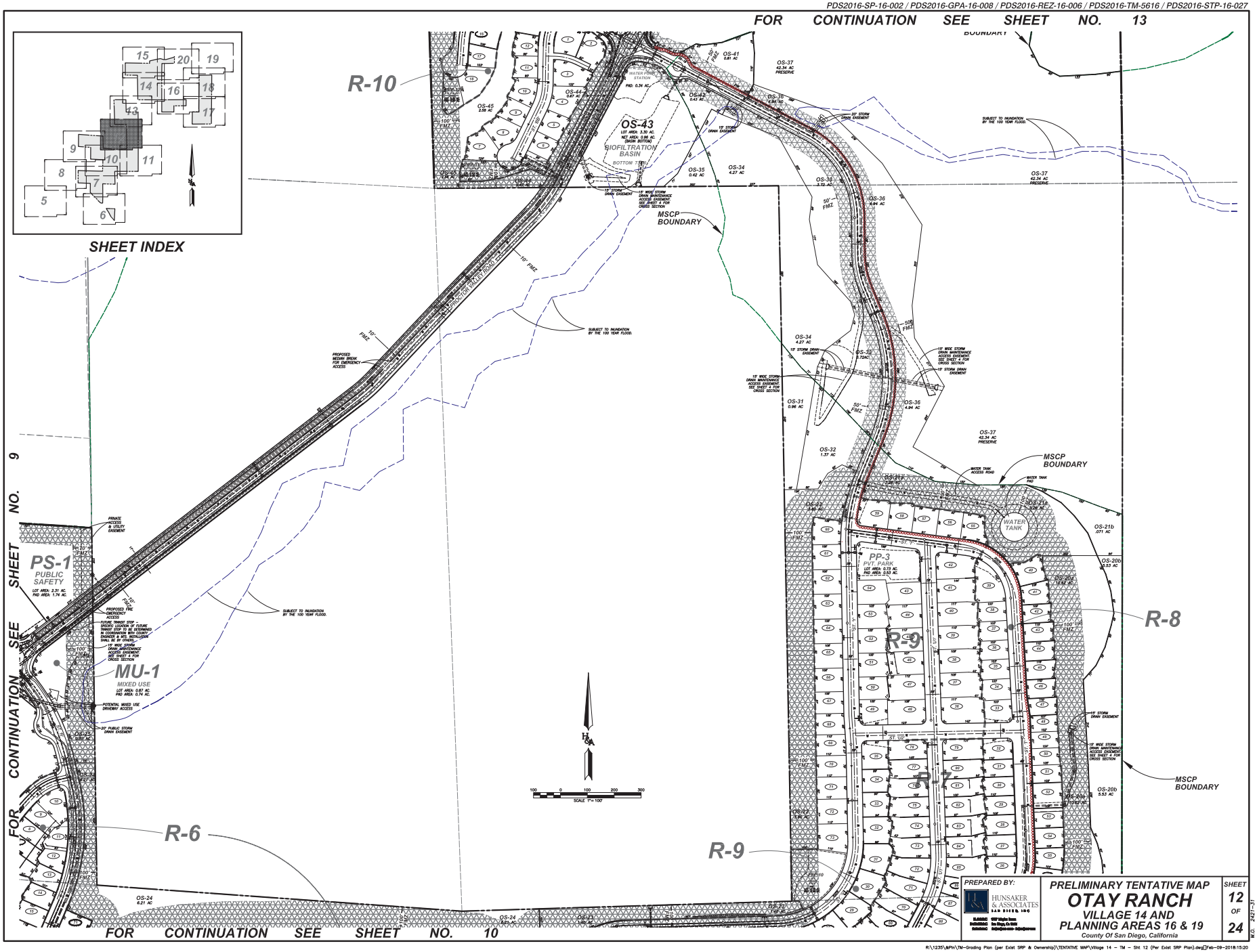

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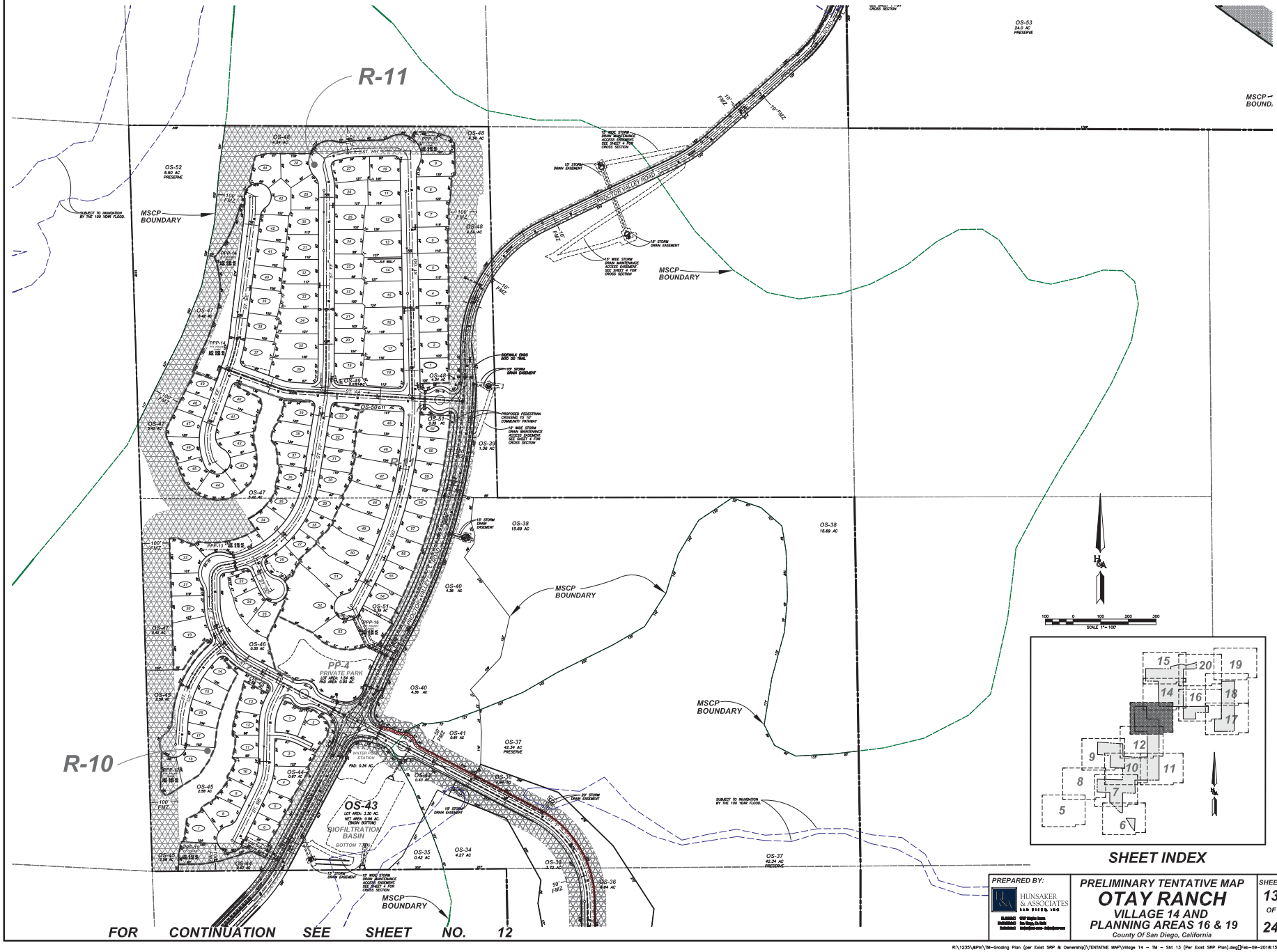

FOR CONTINUATION SEE SHEET NO. 12

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OTAY RANCH
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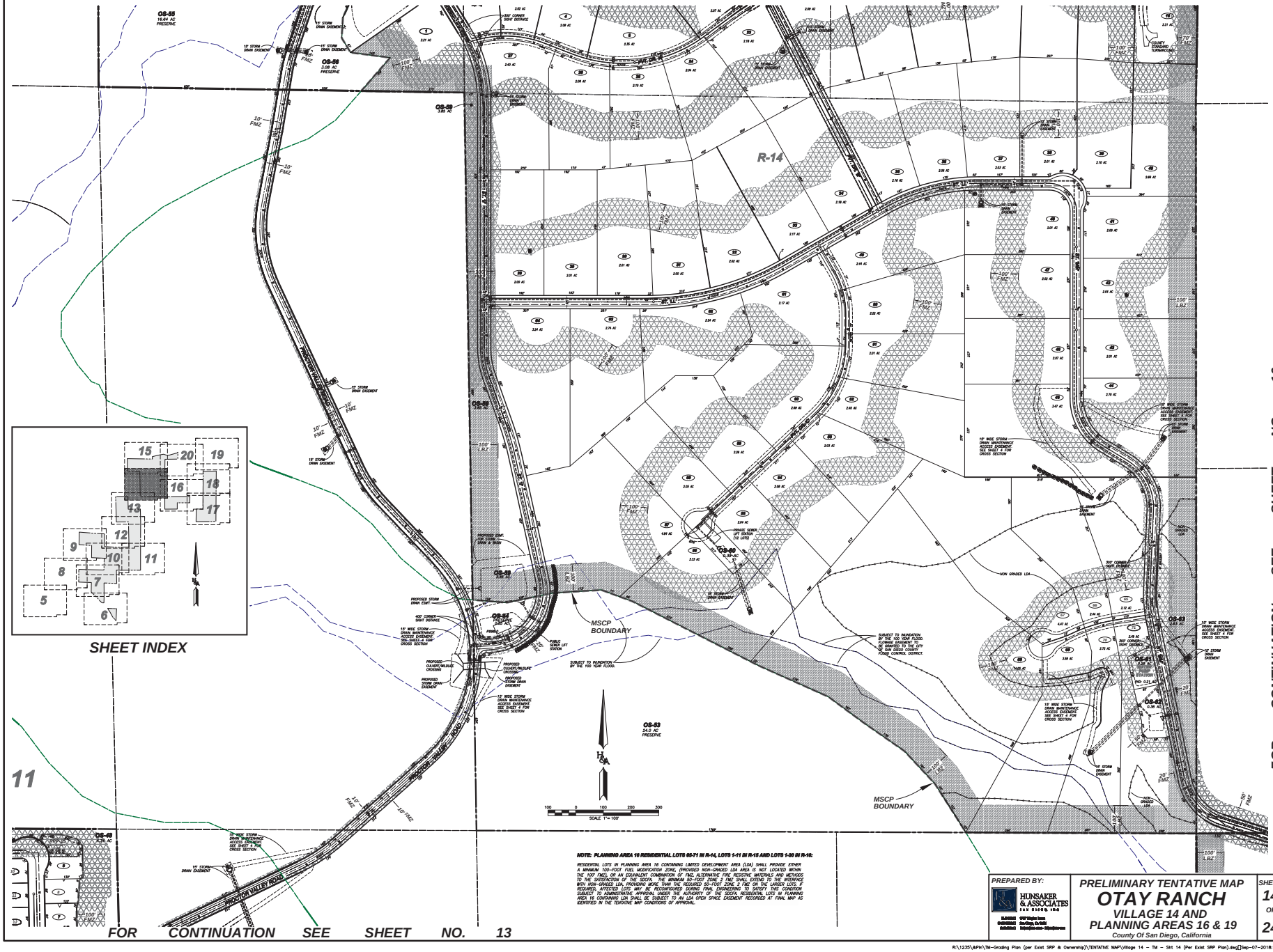

FOR CONTINUATION SEE SHEET NO. 13

FOR CONTINUATION SEE SHEET NO. 16

NOTE: PLANNING AREA 16 RESIDENTIAL LOTS 65-71 IN R-14, LOTS 1-11 IN R-15 AND LOTS 1-30 IN R-16:

RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LIMITED DEVELOPMENT AREA (LDA) SHALL PROVIDE EITHER A MINIMUM 100-FOOT FUEL MODIFICATION ZONE, (PROVIDED NON-GRADED LDA AREA IS NOT LOCATED WITHIN THE 100' FMZ), OR AN EQUIVALENT COMBINATION OF FMZ, ALTERNATIVE FIRE RESISTIVE MATERIALS AND METHODS TO THE SATISFACTION OF THE SDCFA. THE MINIMUM 50-FOOT ZONE 2 FMZ SHALL EXTEND TO THE INTERFACE WITH NON-GRADED LDA, PROVIDING MORE THAN THE REQUIRED 50-FOOT ZONE 2 FMZ ON THE LARGER LOTS. IF REQUIRED, AFFECTED LOTS MAY BE RECONFIGURED DURING FINAL ENGINEERING TO SATISFY THIS CONDITION SUBJECT TO ADMINISTRATIVE APPROVAL UNDER THE AUTHORITY OF THE SDCFA. RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LDA SHALL BE SUBJECT TO AN LDA OPEN SPACE EASEMENT RECORDED AT FINAL MAP AS IDENTIFIED IN THE TENTATIVE MAP CONDITIONS OF APPROVAL.

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PRELIMINARY TENTATIVE MAP

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

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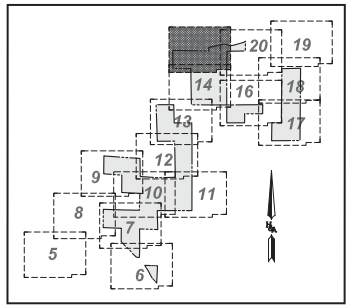

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FOR CONTINUATION SEE SHEET NO. 20

FOR CONTINUATION SEE SHEET NO. 14

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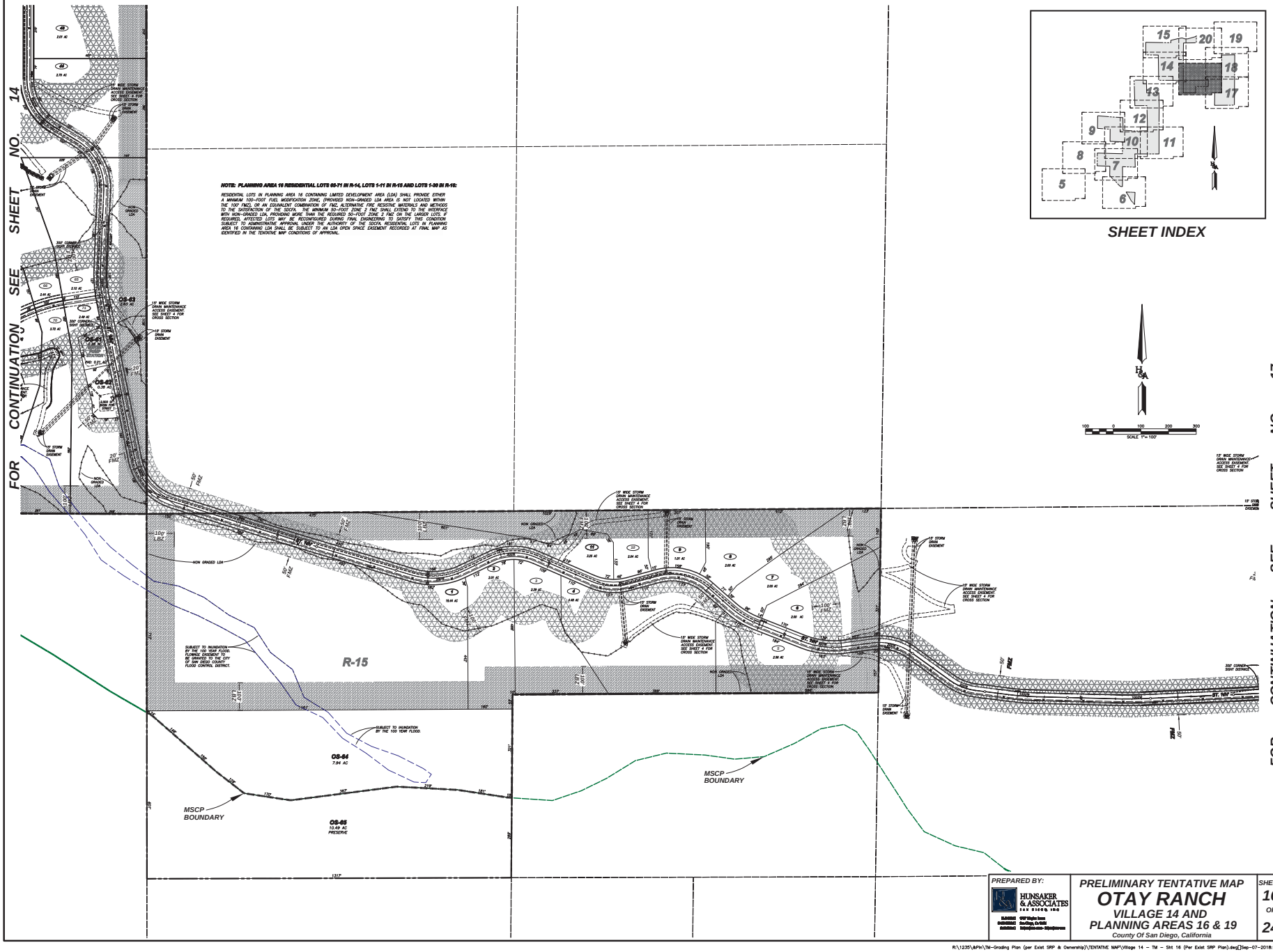

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PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
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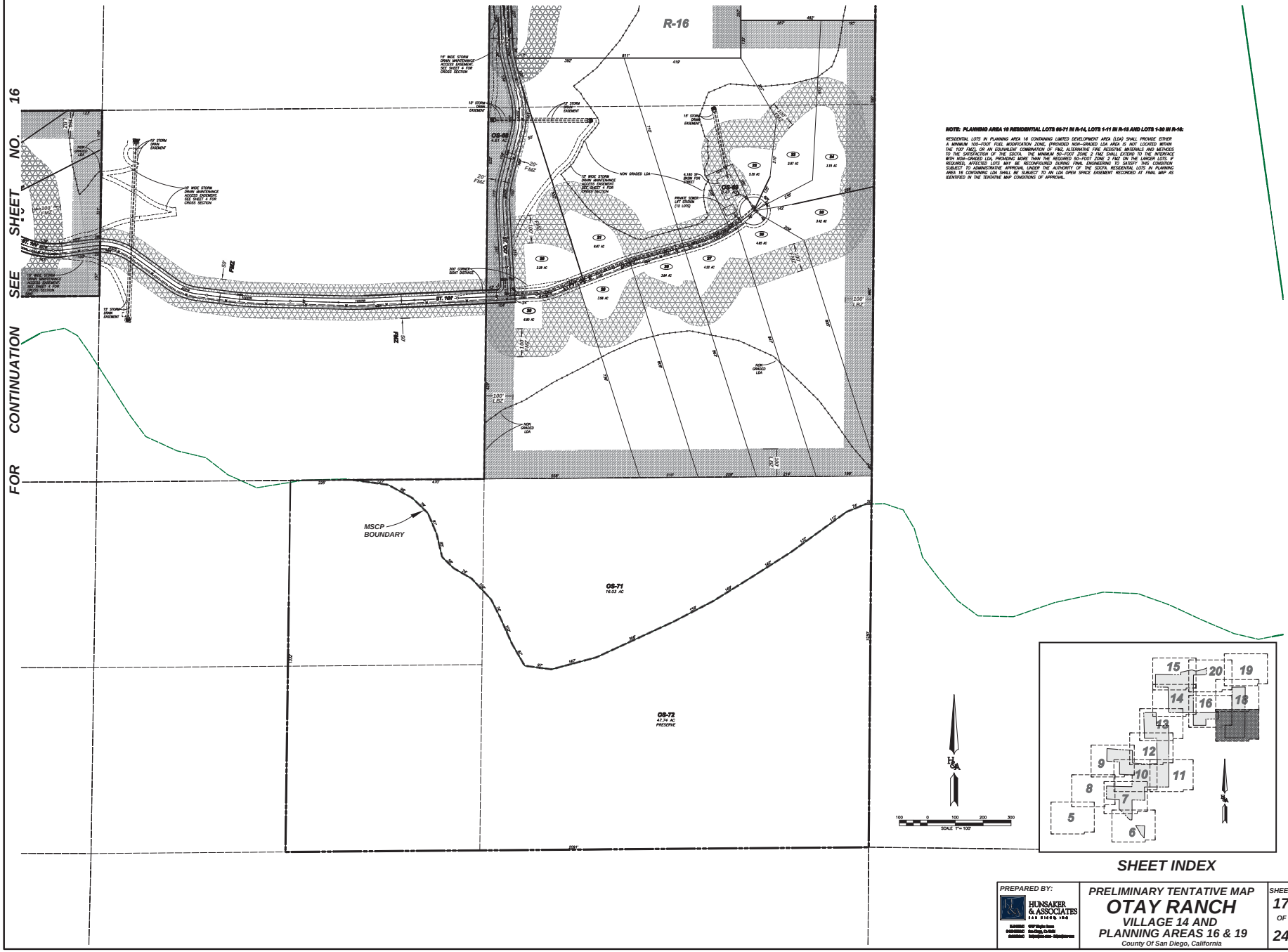
FOR CONTINUATION SEE SHEET NO. 18

FOR CONTINUATION SEE SHEET NO. 16



NOTE: PLANNING AREA 16 RESIDENTIAL LOTS 66-71 IN R-14, LOTS 1-11 IN R-15 AND LOTS 1-30 IN R-16:

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PRELIMINARY TENTATIVE MAP
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FOR CONTINUATION SEE SHEET NO. 19

FOR CONTINUATION SEE SHEET NO. 16

NOTE: PLANNING AREA 16 RESIDENTIAL LOTS 65-71 IN R-14, LOTS 1-11 IN R-16 AND LOTS 1-30 IN R-19:

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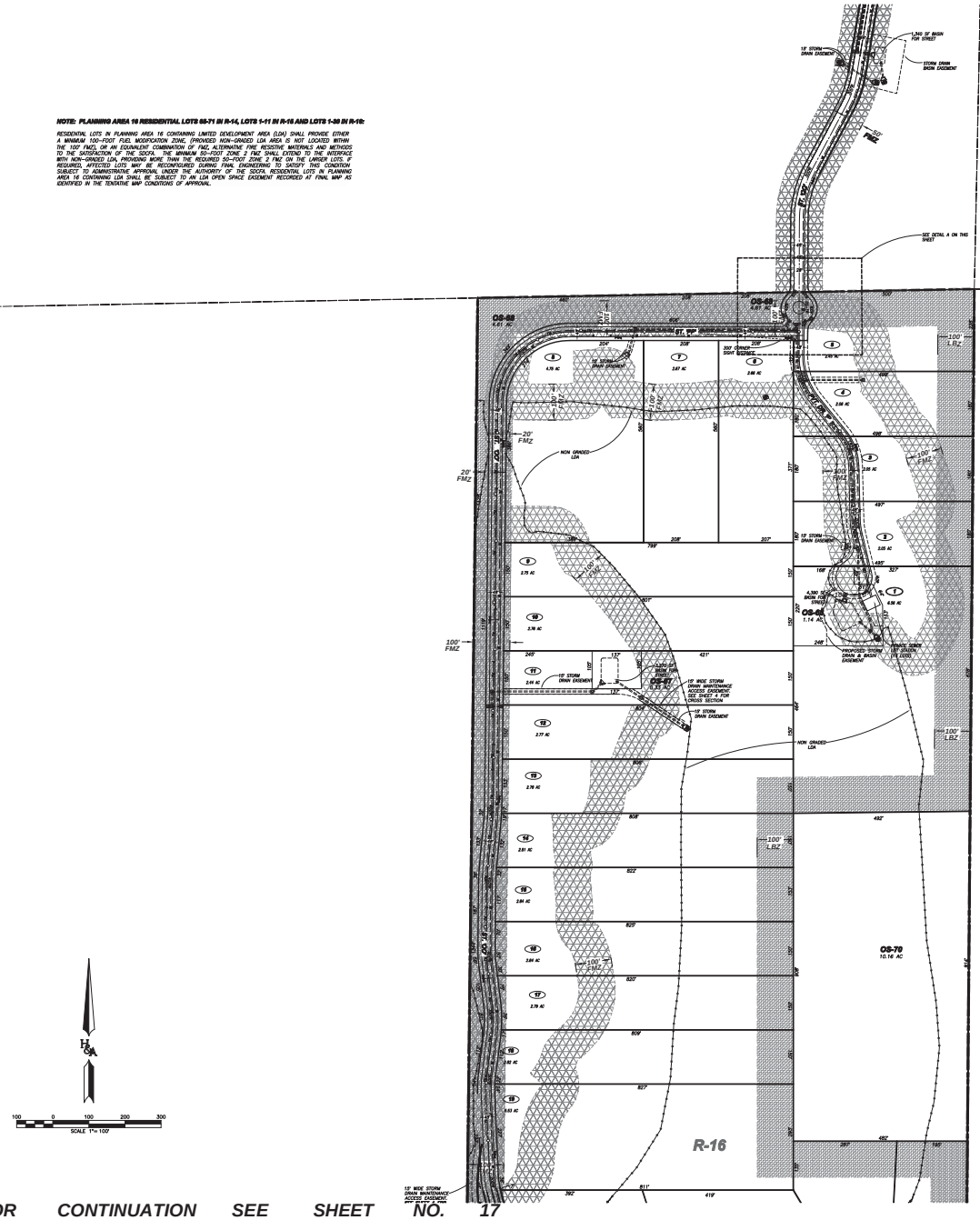
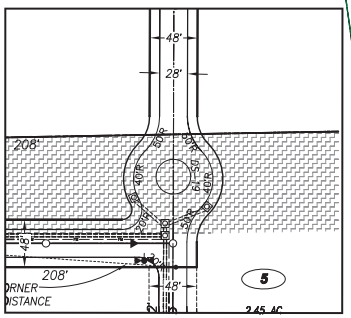
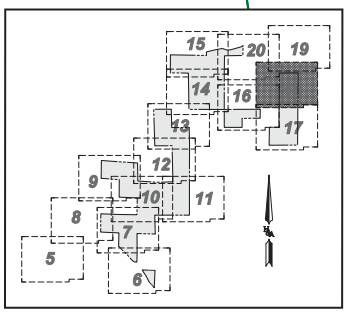




DETAIL A



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FOR CONTINUATION SEE SHEET NO. 20



FOR CONTINUATION SEE SHEET NO. 18

SHEET INDEX

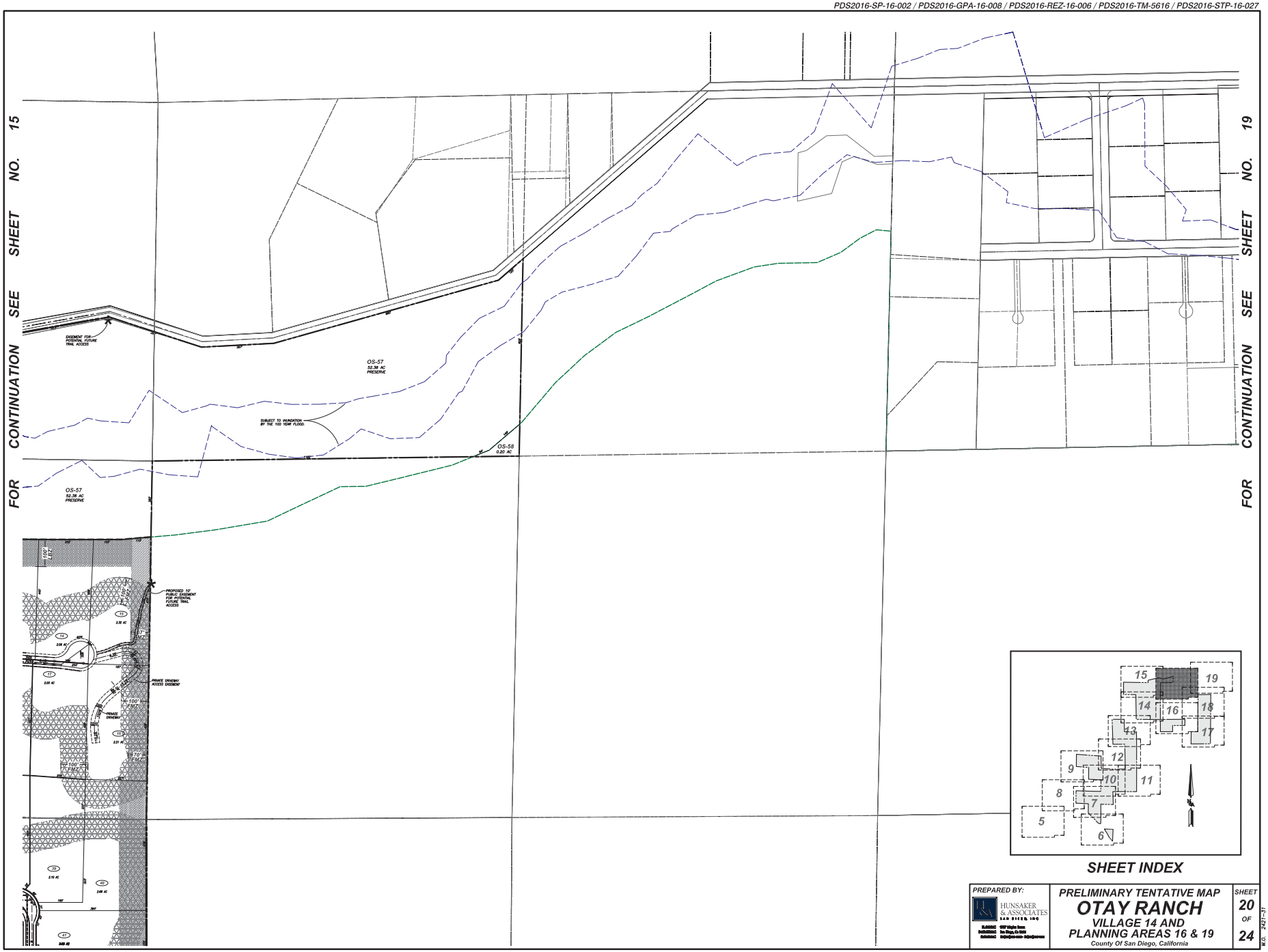
PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 19 OF 24

W.O. 2427-31

R:\1235\APN\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 – TM – Sht 19 (Per Exist SRP Plan).dwg[Feb-09-2018:15:10



SHEET INDEX

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 20 OF 24

W.O. 2427-31

R:\1235\APH\TM–Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 – TM – Sht 20 (Per Exist SRP Plan).dwg[Feb–09–2018:15:10

TITLE REPORT EXCEPTIONS:

EXCEPTIONS TO TITLE LISTED BELOW ARE PER PRELIMINARY TITLE REPORT DATED SEPTEMBER 30, 2016 BY CHICAGO TITLE COMPANY, ORDER NO. 00052116-996-SD1.

A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS: AMOUNTS HYPERLINKED HERE.

B. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

THE FOLLOWING MATTERS AFFECT PARCELS 1 – 5

1. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD OVER AND ACROSS OLD SURVEY NO. 133, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

   SAID MATTER AFFECTS PARCELS 1 AND 5

2. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN PROCTOR VALLEY ROAD.

   AFFECTS: PARCELS 1 AND 5

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
   PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
   RECORDING DATE: JUNE 7, 1983
   RECORDING NO: 83-0190255 OF OFFICIAL RECORDS
   AFFECTS: PARCELS 1 AND 5

4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
   RECORDING DATE: JULY 31, 2006
   RECORDING NO: 2006-0540383 OF OFFICIAL RECORDS
   AFFECTS PARCEL 5

5. THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSED THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET. NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

   AFFECTS LOT 7 OF PARCEL 5

6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

   GRANTED TO: CITY OF CHULA VISTA AND COUNTY OF SAN DIEGO
   PURPOSE: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS
   RECORDED: MARCH 20, 2014, AS INSTRUMENT NO. 2014-0111210 OF OFFICIAL RECORDS
   AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE FOLLOWING MATTERS AFFECT PARCEL 6

7. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
   GRANTED TO:. KK3RM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
   PURPOSE:. ROAD AND ACCESS
   RECORDED:. JANUARY 21, 2009, AS INSTRUMENT NO. 2009-0025823 OF OFFICIAL RECORDS
   AFFECTS:. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

9. A CERTIFICATE OF COMPLIANCE
   DATED:. MAY 5, 2010
   EXECUTED BY:. DEPT. OF PLANNING AND LAND USE, COUNTY OF SAN DIEGO
   COMPLIANCE NO.:. C08-0105BA(C)12
   RECORDED:. MAY 5, 2010, AS INSTRUMENT NO. 2010-0226435 OF OFFICIAL RECORDS

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: JOURNEY PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
    PURPOSE: ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND
    RECORDING DATE: DECEMBER 13, 2013
    RECORDING NO: 2013-0719879 OF OFFICIAL RECORDS
    AFFECTS: PARCEL 6

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: JOURNEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
    PURPOSE: INGRESS AND EGRESS
    RECORDING DATE: FEBRUARY 6, 2014
    RECORDING NO: 2014-0051584 OF OFFICIAL RECORDS
    AFFECTS: PARCEL 6

MATTERS AFFECTING PARCELS 7–9

12. THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSE THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET. NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

13. A CONDITIONAL CERTIFICATE OF COMPLIANCE
    DATED:. MAY 5, 2010
    EXECUTED BY:. DEPARTMENT OF PLANNING AND LAND USE
    COMPLIANCE NO.:. C08-0105BA(C)12
    RECORDED:. MAY 5, 2010 AS FILE NO. 2010-0226435, OFFICIAL RECORDS
    CONDITIONS:. NOT APPROVED FOR DEVELOPMENT

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND" RECORDED FEBRUARY 5, 2013 AS INSTRUMENT NO. 2013-0078595 OFFICIAL RECORDS.

THE FOLLOWING MATTERS AFFECT PARCEL 10

15. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

THE FOLLOWING MATTERS AFFECT PARCEL 11

16. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

17. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    GRANTED TO: COUNTY OF SAN DIEGO
    PURPOSE: PUBLIC HIGHWAY
    RECORDED: APRIL 28, 1891, IN BOOK 191, PAGE 104 OF DEEDS
    AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

18. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    GRANTED TO: W.H. GIBSON
    PURPOSE: ROAD
    RECORDED: AUGUST 29, 1934 IN BOOK 313, PAGE 437 OF OFFICIAL RECORDS
    AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

19. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
    PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
    RECORDED: MARCH 14, 1969 AS DOCUMENT NO. 45460 OF OFFICIAL RECORDS
    AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE FOLLOWING MATTERS AFFECT PARCEL 12

20. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

21. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
    PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
    RECORDED: SEPTEMBER 29, 1955 IN BOOK 5812, PAGE 373 OF OFFICIAL RECORDS
    AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

    THE DESCRIPTION CONTAINED WITHIN THIS DOCUMENT RESULTS IN A PLOTTED LOCATION NORTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD. HOWEVER, PHYSICAL EVIDENCE (A GUY SUPPORTING AN ELECTRICAL POLE SOUTHERLY OF THE ROAD IN THE VICINITY) SUGGEST AN INTENT FOR THE EASEMENT.

THE FOLLOWING MATTERS AFFECT ALL PARCELS

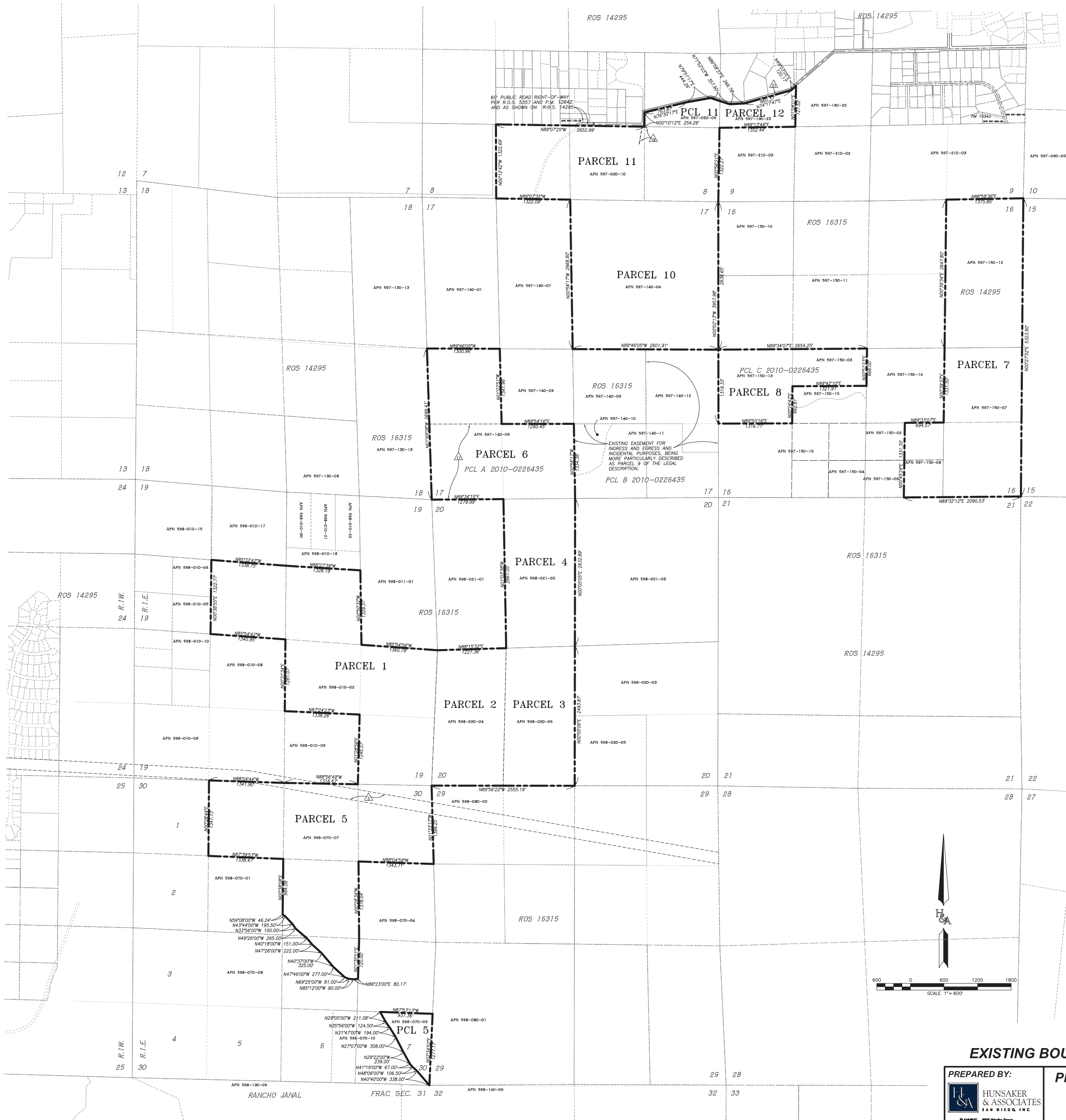
22. A DOCUMENT ENTITLED "AGREEMENT FOR INDEMNIFICATION, IMPLEMENTATION OF MITIGATION MEASURES, AND PAYMENT OF CERTAIN FEES IN CONNECTION WITH THE APPROVAL OF THE GENERAL PLAN AMENDMENT, GENERAL AND OTHER DEVELOPMENT PLANS FOR THE OTAY RANCH", EXECUTED BY CITY OF CHULA VISTA, COUNTY OF SAN DIEGO AND OTAY VISTA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 7, 1994 AS DOCUMENT NO. 1994-0084743.

23. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

24. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

25. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

26. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OTAY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: 598-010-02

THE EAST HALF OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: 598-020-04

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: 598-020-06

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: 598-021-02

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 5: 598-070-07, 09

LOT 7, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL BEING IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 7 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 40°40'00" WEST, 338.00 FEET; THENCE NORTH 48°06'00" WEST, 106.50 FEET; THENCE NORTH 41°19'00" WEST, 67.00 FEET; THENCE NORTH 29°22'00" WEST, 239.00 FEET; THENCE NORTH 27°07'00" WEST, 308.00 FEET; THENCE NORTH 31°47'00" WEST, 194.00 FEET; THENCE NORTH 35°56'00" WEST, 124.50 FEET; THENCE NORTH 29°05'00" WEST, 210.89 FEET TO THE NORTHERLY LINE OF SAID LOT 7 AND THE POINT OF TERMINUS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 01°35'31" EAST 572.34 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 86°23'00" WEST 80.17 FEET; THENCE NORTH 85°12'00" WEST, 80.00 FEET; THENCE NORTH 69°25'00" WEST, 81.00 FEET; THENCE NORTH 7°46'00" WEST, 277.00 FEET; THENCE NORTH 40°37'00" WEST, 325.00 FEET; THENCE NORTH 47°26'00" WEST 222.00 FEET; THENCE NORTH 40°18'00" WEST, 151.00 FEET; THENCE NORTH 49°26'00" WEST, 265.00 FEET; THENCE NORTH 33°56'00" WEST, 100.00 FEET; THENCE NORTH 43°44'00" WEST, 195.50 FEET; THENCE NORTH 59°08'00" WEST 46.11 FEET TO A POINT ON THE WESTERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE POINT OF TERMINUS.

PARCEL 6: (APN: 597-140-05)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 7: APN 597-150-07, 08, 12

THE EAST HALF OF THE NORTHEAST QUARTER; THE EAST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 8: APN 597-150-03 & 13

PARCEL C OF CERTIFICATE OF COMPLIANCE RECORDED MAY 5, 2010 AS FILE NO. 2010-0226435, OFFICIAL RECORDS, BEING THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM HALF OF THE MINERALS AND MINERAL RIGHTS IN, UNDER AND ON THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, AS RESERVED IN THE DEED FROM A.R. DILLARD AND PEARL A. DILLARD, HUSBAND AND WIFE RECORDED MAY 5, 1920 IN BOOK 1251, PAGE 395 OF DEEDS.

PARCEL 9:

AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES OVER, ALONG AND ACROSS PARCEL B AS SHOWN ON CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED MAY 5, 2010 AS INSTRUMENT NO. 2010-0226435 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID EASEMENT RECITES THAT IT IS A BLANKET EASEMENT AND APPURTENANT TO PARCEL 8 DESCRIBED ABOVE. GRANTOR AND GRANTEE AGREE THAT THE LOCATION OF THE EASEMENT SHALL, IN THE FUTURE, BE CONFINED TO A SPECIFICALLY DEFINED PORTION OF THE SERVIENT TENEMENT AND THAT THE EASEMENT AS IT EXISTS TODAY IS CONFINED TO THE NORTHEAST QUADRANT OF THE SERVIENT TENEMENT IN THAT CERTAIN AREA IDENTIFIED AS "LIMITED DEVELOPMENT AREA" IN THE APPROVED OTAY RANCH GENERAL DEVELOPMENT PLAN/SUBREGIONAL PLAN, DATED JUNE 4, 1996, EACH PARTY AGREES TO COOPERATE FULLY TO SPECIFICALLY DEFINE THE LOCATION OF THE EASEMENT AS SET FORTH IN INSTRUMENT RECORDED JANUARY 29, 2014 AS INSTRUMENT NO. 2014-0038929 OF OFFICIAL RECORDS.

PARCEL 10: (APN: 597-140-04)

THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 11: (APN: 597-020-06 &10)

THE EAST HALF OF THE SOUTHEAST QUARTER LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 12: (APN: 597-190-23)

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF. LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD.

EXISTING BOUNDARY AND ENCUMBRANCES

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 21 OF 24

W.O. 2421-31

R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\TENTATIVE MAP\Village 14 – TM – Sht 21 (Per Exist SRP Plan).dwg[]Feb-09-2018:15:10

VILLAGE 14 SOUTH LOTTING

NEIGHBORHOOD R-1

LOT #	LOT AREA
1	6,024
2	4,912
3	4,725
4	4,656
5	4,614
6	4,666
7	4,398
8	4,764
9	4,657
10	4,618
11	4,417
12	4,870
13	4,427
14	4,595
15	4,526
16	4,631
17	4,627
18	4,589
19	4,584
20	4,578
21	5,354
22	7,600
23	6,976
24	4,352
25	4,493
26	4,548
27	4,289
28	4,233
29	4,336
30	4,443
31	4,391
32	4,385
33	4,385
34	4,609
35	4,445
36	4,475
37	4,589
38	4,937
39	4,609
40	4,740
41	4,558
42	4,788
43	4,497
44	4,688
45	5,479
46	7,153
47	4,855
48	4,511
49	4,393
50	4,378
51	4,303
52	4,417
53	4,592
54	4,499
55	4,541
56	4,729
57	4,826
58	4,857
59	4,864
60	5,757
61	5,346
62	5,864
63	8,082
64	6,543
65	4,886
66	4,543
67	4,317
68	4,534
69	4,286
70	4,413
71	4,422
72	4,417
73	4,372
74	4,493
75	4,464
76	5,664
77	4,684
78	4,320
79	4,250
80	4,268
81	4,106
RES. SUBTOTAL SF	392,827
RES. SUBTOTAL AC	9.02
MAX	8,082
MIN	4,250
RES. AVG LOT SIZE	4,850
CIRCULATION SF	227,060
CIRCULATION AC	5.21
TOTAL SF	619,887
TOTAL AC	14.23

NEIGHBORHOOD R-2

LOT #	LOT AREA
1	9,382
2	8,987
3	8,721
4	8,764
5	9,562
6	12,127
7	8,618
8	7,921
9	7,961
10	8,876
11	8,836
12	11,944
13	10,739
14	8,306
15	7,825
16	7,172
17	7,887
18	7,171
19	7,187
20	7,364
21	8,780
22	10,025
23	12,818
24	9,342
25	8,165
26	11,565
27	14,654
28	8,515
29	8,355
30	8,666
31	8,404
32	8,223
33	11,458
34	14,746
35	10,697
36	8,354
37	8,189
38	10,135
39	11,630
40	9,830
41	9,813
42	11,227
43	12,458
44	9,133
45	11,458
46	8,348
47	10,858
48	10,379
49	7,984
50	9,562
51	10,653
52	11,132
53	14,174
54	11,573
55	11,538
56	10,249
57	10,439
58	10,263
59	8,764
60	10,648
61	11,183
62	14,692
63	10,649
64	12,451
65	11,106
66	7,802
67	7,781
68	7,764
RES. SUBTOTAL SF	331,398
RES. SUBTOTAL AC	10.88
MAX	14,973
MIN	7,687
RES. AVG LOT SIZE	10,674
CIRCULATION SF	394,206
CIRCULATION AC	7.67
TOTAL SF	1,069,596
TOTAL AC	24.55

NEIGHBORHOOD R-3

LOT #	LOT AREA
1	7,150
2	7,367
3	6,352
4	6,321
5	6,334
6	6,954
7	7,952
8	7,621
9	7,491
10	10,224
11	7,447
12	6,503
13	7,946
14	7,921
15	8,297
16	9,645
17	10,255
18	13,295
19	11,733
20	14,488
21	16,458
22	9,273
23	8,223
24	8,339
25	8,126
26	9,522
27	9,000
28	8,827
29	8,701
30	8,448
31	8,700
32	8,449
33	8,364
34	8,459
35	8,520
36	8,126
37	8,332
38	7,919
39	7,609
40	7,656
41	7,713
42	8,038
43	6,910
44	8,773
45	7,335
46	10,979
47	7,892
48	7,435
49	7,045
50	7,662
51	7,219
52	7,422
53	7,673
54	7,848
55	8,418
56	8,923
57	8,069
58	8,753
59	8,842
60	8,872
61	8,894
62	8,604
63	8,967
64	8,967
65	8,843
66	8,846
67	8,893
68	10,872
69	12,115
70	8,492
71	7,992
RES. SUBTOTAL SF	614,079
RES. SUBTOTAL AC	14.10
MAX	16,458
MIN	6,252
RES. AVG LOT SIZE	8649
CIRCULATION SF	215,731
CIRCULATION AC	4.95
TOTAL SF	829,803
TOTAL AC	19.05

VILLAGE 14 SOUTH SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACREAGE/ LOT AREA
R-1	SF	81	50'x85'	14.23
R-2	SF	82	60'x100'	24.62
R-3	SF	73	70'x100'	24.55
SUBTOTAL		**236**		**63.41**

NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET DENSITY (DU/AC)	NEIGH. ACREAGE/ LOT AREA
R-4	Detached Homes	116	10 DU/Ac	11.59
SUBTOTAL		**116**		**11.59**
RESIDENTIAL UNIT/TOTAL		**352**		**74.99**

NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	NEIGH. ACREAGE/ LOT AREA
OS-1	HOA OS	-	Basin	3.60
OS-2	HOA OS	-	Slopes/FMZ	1.89
OS-3	HOA OS	-	Slopes/FMZ	0.78
OS-4a	HOA OS	-	Slopes/FMZ	13.37
OS-4b	CONSERVED OS	-	Potential Preserve	1.75
OS-5	HOA OS	-	Slopes/FMZ	6.13
OS-6	HOA OS	-	Slopes/FMZ	1.06
OS-7	HOA OS	-	Slopes/FMZ	0.64
OS-8	HOA OS	-	Slopes/FMZ	7.33
OS-9	HOA OS	-	Slopes/FMZ	2.49
OS-10	HOA OS	-	Slopes/FMZ	0.58
OS-11	HOA OS	-	Slopes/FMZ	0.53
OS-12	CONSERVED OS	-	Potential Preserve	12.16
SUBTOTAL	**HOA OS**	-	-	**52.38**
OS-13	Preserve	-	-Preserve OS-	42.16
OS-14	Preserve	-	-Preserve OS-	14.92
SUBTOTAL	**Preserve Subtotal**	-	-	**57.09**
P-1	Public Park	-	**So. Village Park**	2.88
SUBTOTAL	**Public Park**	-	-	**2.88**
PP-1	Pvt. Parks-Swim Club	-	-	1.02
SUBTOTAL	Comm Facility- Swim Club			**1.02**
ONSITE PV RD	Major Circulation			1.59
ONSITE PUBLIC ROW*	Major Circulation			1.61
SUBTOTAL				**3.19**
OVERALL V14 SOUTH TOTAL		**352**		**191.56**

* ONSITE PUBLIC ROW = CALCULATION OF REMAINING ROW OUTSIDE OF PVR AND OUTSIDE OF NEIGHBORHOOD BOUNDARY'S

VILLAGE 14 CENTRAL & NORTH LOTTING

NEIGHBORHOOD R-5

LOT #	LOT AREA
1	6,603
2	5,797
3	5,849
4	5,695
5	5,814
6	5,812
7	5,640
8	5,843
9	5,988
10	6,308
11	6,470
12	7,198
13	6,528
14	5,749
15	5,749
16	5,980
17	6,165
18	6,137
19	6,089
20	5,984
21	5,822
22	5,273
23	5,851
24	5,955
25	13,236
26	12,839
27	6,317
28	5,160
29	5,472
30	5,874
31	5,760
32	6,338
33	6,037
34	6,053
35	6,132
36	6,065
37	5,841
38	5,812
39	5,810
40	5,864
41	5,842
42	5,542
43	5,515
44	5,260
45	5,335
46	10,979
47	7,892
48	7,435
49	7,045
50	7,662
51	7,289
52	7,422
53	7,673
54	7,848
55	8,418
56	8,923
57	8,069
58	8,753
59	8,842
60	8,872
61	8,894
62	8,604
63	8,967
64	8,967
65	8,843
66	8,846
67	8,893
68	10,648
69	12,115
70	10,126
71	9,602
72	9,454
73	9,396
74	9,243
75	8,873
76	8,649
77	8,386
78	8,386
79	8,151
80	8,914
81	7,328
82	6,751
83	6,774
84	9,247
85	7,452
86	7,016
87	7,050
88	7,259
89	7,213
90	7,218
91	7,474
92	8,373
93	8,555
94	8,386
95	8,307
96	8,239
97	9,837
98	8,849
99	8,166
100	11,458
101	8,046
102	7,213
103	6,445
RES. SUBTOTAL SF	794,313
RES. SUBTOTAL AC	18.23
MAX	13,614
MIN	5,095
RES. AVG LOT SIZE	11,363
CIRCULATION SF	250,969
CIRCULATION AC	5.76
TOTAL SF	1,045,281
TOTAL AC	24.00

NEIGHBORHOOD R-6

LOT #	LOT AREA
1	5,603
2	7,367
3	6,352
4	6,321
5	6,334
6	6,954
7	7,952
8	7,621
9	7,491
10	10,224
11	7,447
12	6,503
13	7,946
14	7,921
15	8,297
16	9,645
17	10,255
18	13,295
19	11,733
20	14,488
21	16,458
22	9,273
23	8,223
24	8,339
25	8,126
26	9,522
27	9,000
28	8,827
29	8,701
30	8,448
31	8,700
32	8,449
33	8,364
34	8,459
35	8,520
36	8,126
37	8,332
38	7,919
39	7,609
40	7,656
41	7,713
42	8,038
43	6,910
44	8,773
45	7,335
46	10,979
47	7,892
48	7,435
49	7,045
50	7,662
51	7,219
52	7,422
53	7,673
54	7,848
55	8,418
56	8,923
57	8,069
58	8,753
59	8,842
60	8,872
61	8,894
62	8,604
63	8,967
64	8,967
65	8,843
66	8,846
67	8,893
68	10,872
69	12,115
70	8,492
71	7,992
RES. SUBTOTAL SF	614,079
RES. SUBTOTAL AC	14.10
MAX	16,458
MIN	6,252
RES. AVG LOT SIZE	8649
CIRCULATION SF	215,731
CIRCULATION AC	4.95
TOTAL SF	829,803
TOTAL AC	19.05

NEIGHBORHOOD R-7

LOT #	LOT AREA
1	5,154
2	5,270
3	5,486
4	6,422
5	6,380
6	7,066
7	7,538
8	7,757
9	7,727
10	6,324
11	10,066
12	9,065
13	9,306
14	10,079
15	9,912
16	11,327
17	10,268
18	8,837
19	13,078
20	11,453
21	9,207
22	9,207
23	9,139
24	9,241
25	7,667
26	9,214
27	9,175
28	7,961
29	7,794
30	8,139
31	7,268
32	8,583
33	8,613
34	8,242
35	8,788
36	7,546
37	7,652
38	7,395
39	13,606
40	8,939
41	8,239
42	7,363
43	7,799
44	7,953
45	7,560
46	7,409
47	7,543
48	8,318
49	5,852
50	6,284
51	6,365
52	6,212
53	8,669
54	8,651
55	8,367
56	8,906
57	5,835
58	5,976
59	17,357
60	5,852
61	11,018
62	14,704
63	11,093
64	12,825
65	12,646
66	12,837
67	12,417
68	11,279
69	10,836
70	10,350
71	11,159
72	11,712
73	10,984
74	11,063
75	10,989
76	10,369
77	10,087
78	10,293
79	11,526
80	10,243
81	9,660
82	11,051
83	10,773
84	11,411
85	12,858
86	9,851
87	10,119
88	9,496
89	9,186
90	9,813
91	9,309
92	9,379
93	10,230
94	9,365
95	9,454
96	9,985
97	8,766
98	8,766
99	9,437
100	10,833
101	10,186
102	8,814
103	8,254
104	8,233
105	7,663
106	7,846
107	7,875
108	6,972
RES. SUBTOTAL SF	1,007,971
RES. SUBTOTAL AC	23.69
MAX	19,778
MIN	5,154
RES. AVG LOT SIZE	9,518
CIRCULATION SF	323,895
CIRCULATION AC	7.44
TOTAL SF	1,351,866
TOTAL AC	31.03

NEIGHBORHOOD R-8

LOT #	LOT AREA
1	9,560
2	9,421
3	10,312
4	11,079
5	8,036
6	8,633
7	8,722
8	10,027
9	11,613
10	8,041
11	8,375
12	9,201
13	8,354
14	8,058
15	8,160
16	8,564
17	9,916
18	8,836
19	8,598
20	7,864
21	7,854
22	7,854
23	7,997
24	8,242
25	8,874
26	9,981
27	10,186
28	10,503
29	11,120
30	11,080
31	11,269
32	10,214
33	9,663
34	8,403
35	10,148
36	15,425
37	14,082
38	13,392
39	13,168
40	13,357
41	12,457
42	13,161
43	10,337
44	11,363
45	11,306
46	11,269
47	12,781
48	13,778
49	9,896
50	9,124
51	9,785
52	10,184
53	9,998
54	10,124
55	9,870
56	9,080
57	9,040
58	9,360
59	11,723
60	10,177
61	9,994
62	9,646
63	9,994
64	9,650
65	9,793
66	9,303
67	8,565
68	8,480
69	8,686
70	8,900
71	9,222
72	10,133
73	11,367
74	10,708
RES. SUBTOTAL SF	744,995
RES. SUBTOTAL AC	17.10
MAX	15,425
MIN	7,854
RES. AVG LOT SIZE	10,068
CIRCULATION SF	311,463
CIRCULATION AC	7.15
TOTAL SF	1,056,458
TOTAL AC	24.25

NEIGHBORHOOD R-9

LOT #	LOT AREA
1	9,560
2	9,421
3	10,312
4	11,079
5	8,036
6	8,633
7	8,722
8	10,027
9	11,613
10	8,041
11	8,375
12	9,201
13	8,354
14	8,058
15	8,160
16	8,564
17	9,916
18	8,836
19	8,598
20	7,864
21	7,854
22	7,854
23	7,997
24	8,242
25	8,874
26	9,981
27	10,186
28	10,503
29	11,120
30	11,080
31	11,269
32	10,214
33	9,663
34	8,403
35	10,148
36	15,425
37	14,082
38	13,392
39	13,168
40	13,357
41	12,457
42	13,161
43	10,337
44	11,363
45	11,306
46	11,269
47	12,781
48	13,778
49	9,896
50	9,124
51	9,785
52	10,184
53	9,998
54	10,124
55	9,870
56	9,080
57	9,040
58	9,360
59	11,723
60	10,177
61	9,994
62	9,646
63	9,994
64	9,650
65	9,793
66	9,303
67	8,565
68	8,480
69	8,686
70	8,900
71	9,222
72	10,133
73	11,367
74	10,708
RES. SUBTOTAL SF	744,995
RES. SUBTOTAL AC	17.10
MAX	15,425
MIN	7,854
RES. AVG LOT SIZE	10,068
CIRCULATION SF	311,463
CIRCULATION AC	7.15
TOTAL SF	1,056,458
TOTAL AC	24.25

NEIGHBORHOOD R-10

LOT #	LOT AREA
1	10,369
2	11,491
3	11,571
4	11,552
5	11,552
6	11,552
7	10,838
8	10,139
9	7,733
10	8,641
11	7,165
12	7,527
13	8,538
14	8,365
15	8,730
16	8,597
17	8,078
18	11,661
19	17,990
20	10,102
21	8,996
22	12,711
23	6,729
24	8,726
25	8,946
26	9,661
27	8,575
28	7,417
29	8,251
30	8,855
31	8,874
32	8,162
33	7,737
34	9,029
35	9,345
36	7,750
37	8,726
38	10,229
39	9,285
40	9,612
41	11,129
42	8,531
43	10,734
44	11,061
45	8,726
46	8,628
47	10,130
48	7,113
49	6,543
RES. SUBTOTAL SF	453,329
RES. SUBTOTAL AC	10.38
MAX	17,990
MIN	6,542
RES. AVG LOT SIZE	9,253
CIRCULATION SF	202,594
CIRCULATION AC	4.65
TOTAL SF	654,923
TOTAL AC	15.03

NEIGHBORHOOD R-11

LOT #	LOT AREA
1	9,555
2	9,870
3	10,120
4	10,340
5	10,560
6	10,376
7	10,849
8	10,954
9	10,642
10	8,744
11	10,440
12	12,503
13	13,136
14	12,271
15	13,275
16	13,491
17	13,345
18	14,139
19	9,897
20	9,751
21	9,611
22	9,393
23	9,167
24	9,131
25	9,309
26	10,420
27	11,443
28	10,789
29	10,791
30	9,693
31	10,637
32	11,434
33	12,106
34	13,133
35	14,325
36	14,040
37	12,357
38	9,898
39	9,873
40	8,854
41	9,657
42	9,661
43	9,562
44	11,023
45	14,979
46	15,506
47	14,995
48	16,454
49	16,372
50	18,503
51	21,071
52	32,262
53	14,687
54	10,330
55	10,530
56	10,371
57	10,067
58	9,977
59	9,863
60	9,431
61	8,983
RES. SUBTOTAL SF	726,601
RES. SUBTOTAL AC	16.68
MAX	32,262
MIN	8,854
RES. AVG LOT SIZE	11,911
CIRCULATION SF	245,130
CIRCULATION AC	5.63
TOTAL SF	971,731
TOTAL AC	22.31

NEIGHBORHOOD R-12

LOT #	LOT AREA SQ. FT.	LOT AREA ACRES
1	205,780	4.72
2	211,179	4.85
3	181,907	4.18
4	190,642	4.38
RES. SUBTOTAL SF	809,507	
RES. SUBTOTAL AC	18.67	18.67
MAX	209,780	9.25
MIN	190,642	4.38
RES. AVG LOT SIZE	395,502	4.73
CIRCULATION SF	0.00	-
CIRCULATION AC	0.00	-
TOTAL SF	822,007	822,007
TOTAL AC	18.87	18.87

VILLAGE 14 CENTRAL & NORTH SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACREAGE/ LOT AREA
R-5	SF	103	50'x100'	24.00
R-6	SF	71	60'x100'	19.05
R-7	SF	108	60'x85'	31.03
R-8	SF	73	60'x100'	24.25
R-9	SF	74	70'x100'	24.25
R-10	SF	61	60'x85'	15.03
R-11	SF	84	60'x100'	22.31
R-12	SF	4	4 AC Min	18.87
SUBTOTAL		**545**		**172.47**
RESIDENTIAL UNIT/TOTAL		**545**		**172.47**

NEIGHBORHOOD	LAND USE	DWELLING UNITS	DESCRIPTION	NEIGH. ACREAGE/ LOT AREA
OS-16	HOA OS	-	Slopes/FMZ	1.20
OS-17a	HOA OS	-	Slopes/FMZ	4.06
OS-17b	HOA OS	-	Slopes/FMZ	0.09
OS-17c	HOA OS	-	Slopes/FMZ	0.06
OS-18	HOA OS	-	Slopes/FMZ	4.47
OS-19	HOA OS	-	Slopes/FMZ	4.77
OS-20a	HOA OS	-	Slopes/FMZ	10.62
OS-20b	CONSERVED OS	-	Potential Preserve	5.53
OS-21a	HOA OS	-	WTR TANK	3.26
OS-21b	CONSERVED OS	-	Potential Preserve	0.71
OS-22	HOA OS	-	Slopes/FMZ	3.60
OS-23	HOA OS	-	Slopes/FMZ	1.40
OS-24	HOA OS	-	Slopes/FMZ	8.25
OS-25	HOA OS	-	Slopes/FMZ	0.87
OS-26	HOA OS	-	Slopes/FMZ	2.01
OS-27	HOA OS	-	Slopes/FMZ	1.36
OS-28	HOA OS	-	Slopes/FMZ	2.75
OS-29	HOA OS	-	Basin	7.46
OS-30b	CONSERVED OS	-	Potential Preserve	1.10
OS-31	HOA OS	-	Slopes/FMZ	0.95
OS-32	HOA OS	-	Slopes/FMZ	1.37
OS-35	HOA OS	-	Slopes/FMZ	0.42
OS-36	CONSERVED OS	-	Potential Preserve	15.69
OS-39	HOA OS	-	Slopes/FMZ	1.36
OS-40	HOA OS	-	Slopes/FMZ	4.36
OS-43	HOA OS	-	Basin	3.39
OS-44	HOA OS	-	Slopes/FMZ	0.67
OS-45	HOA OS	-	Slopes/FMZ	2.58
OS-46	HOA OS	-	Slopes/FMZ	0.55
OS-47	HOA OS	-	Slopes/FMZ	5.42
OS-48	HOA OS	-	Slopes/FMZ	4.24
OS-49	HOA OS	-	Slopes/FMZ	0.07
OS-50	HOA OS	-	Slopes/FMZ	0.11
OS-51	HOA OS	-	Slopes/FMZ	0.20
SUBTOTAL	**HOA OS**	-	-	**103.18**
OS-15a	Preserve	-	-Preserve OS-	4.25
OS-15b	Preserve	-	-Preserve OS-	122.35
OS-30a	Preserve	-	-Preserve OS-	16.18
OS-33	Preserve	-	-Preserve OS-	3.72
OS-34	Preserve	-	-Preserve OS-	4.27
OS-37	Preserve	-	-Preserve OS-	0.17
OS-38	Preserve	-	-Preserve OS-	12.34
OS-41	Preserve	-	-Preserve OS-	0.81
OS-42	Preserve	-	-Preserve OS-	0.43
OS-52	Preserve	-	-Preserve OS-	5.60
SUBTOTAL	**Preserve Subtotal**	-	-	**210.79**
P-2	Public Park	-	**Central Park**	7.23
P-3a	Public Park	-	**Scenic Park**	2.22
P-3b	Public Park	-	**Scenic Park**	4.50
SUBTOTAL	Public Park	-	-	**10.95**
PP-2	Pvt. Park-Swim Club	-	-	1.24
PP-3	Pvt. Park-Comm Facility	-	-	1.54
PP-4	Pvt. Park-Comm Facility	-	-	1.54
SUBTOTAL	Comm Facility- Swim Club			**3.50**
PPP-1	Private HOA Pocket Park	-	-	0.29
PPP-2	Private HOA Pocket Park	-	-	0.17
PPP-3	Private HOA Pocket Park	-	-	0.25
PPP-4	Private HOA Pocket Park	-	-	0.22
PPP-5	Private HOA Pocket Park	-	-	0.22
PPP-6	Private HOA Pocket Park	-	-	0.17
PPP-7	Private HOA Pocket Park	-	-	0.22
PPP-8	Private HOA Pocket Park	-	-	0.16
PPP-9	Private HOA Pocket Park	-	-	0.22
PPP-10	Private HOA Pocket Park	-	-	0.78
PPP-11	Private HOA Pocket Park	-	-	0.65
PPP-12	Private HOA Pocket Park	-	-	0.20
PPP-13	Private HOA Pocket Park	-	-	0.25
PPP-14	Private HOA Pocket Park	-	-	0.60
PPP-15	Private HOA Pocket Park	-	-	0.23
PPP-16	Private HOA Pocket Park	-	-	0.29
SUBTOTAL	Private HOA Pocket Park	**0**	**0**	**4.96**
PS-1	Public Safety	-	-	**2.31**
SUBTOTAL	PS	**0**	**0**	**2.31**
MU-1	Commercial	-	-	**0.87**
SUBTOTAL	COMM	**0**	**0**	**0.87**
S-1	Elementary School	**97**	**10 DU/Ac**	**9.65**
SUBTOTAL	School	**0**	**0**	**9.65**
ONSITE PVR	Major Circulation			**1.59**
ONSITE PUBLIC ROW (within Preserve)	Circulation In Preserve		**Por. Adjacent to OS-15a&15b**	**0.18**
OTHER ONSITE PUBLIC ROW	Circulation In Preserve		**Por. Adjacent to OS-33 & 38**	**2.12**
OTHER ONSITE PUBLIC ROW*	Major Circulation			**2.36**
SUBTOTAL		**0**	**0**	**13.45**
***OVERALL V14 CENTRAL & NORTH TOTAL*

PLANNING AREA 16 & 19
LOTTING-PVR OPT.

NEIGHBORHOOD R-13

LOT #	LOT AREA SQ. FT.	LOT AREA ACRES
1	26,270	0.60
2	48,775	1.12
3	51,422	0.96
4	54,772	1.26
5	49,456	1.14
6	43,520	1.00
7	53,870	1.24
8	48,872	1.12
9	39,342	0.90
10	37,741	0.87
11	40,107	0.92
12	44,777	1.03
13	64,156	1.47
RES SUBTOTAL SF	684,054	
RES SUBTOTAL AC	15.66	13.09
Other	66,126	1.52
Other	35,422	0.58
RES W/O LOT SIZE	43,757	1.00
CIRCULATION SF	116,760	
CIRCULATION AC	2.68	
TOTAL SF	886,126	692,053
TOTAL AC	13.66	15.89

NEIGHBORHOOD R-14

LOT #	LOT AREA SQ. FT.	LOT AREA ACRES
1	87,480	2.01
2	87,480	2.02
3	91,083	2.09
4	102,319	2.35
5	90,602	2.07
6	118,815	2.73
7	96,954	2.23
8	90,602	2.08
9	91,083	2.09
10	91,083	2.09
11	91,083	2.09
12	91,083	2.09
13	87,172	2.00
14	89,913	2.06
15	101,101	2.32
16	98,120	2.27
17	87,268	2.00
18	99,105	2.02
19	95,315	2.19
20	87,480	2.01
21	87,581	2.01
22	87,480	2.01
23	94,963	2.18
24	89,040	2.04
25	91,402	2.10
26	89,762	2.06
27	104,936	2.40
28	87,163	2.00
29	87,454	2.01
30	87,704	2.01
31	87,294	2.00
32	89,558	2.02
33	89,558	2.02
34	89,863	2.06
35	89,558	2.02
36	89,558	2.02
37	89,558	2.02
38	91,080	2.10
39	113,753	2.61
40	90,957	2.09
41	90,954	2.09
42	87,997	2.02
43	117,780	2.70
44	101,286	2.32
45	87,997	2.02
46	88,208	2.02
47	87,705	2.01
48	106,126	2.44
49	88,827	2.03
50	87,843	2.01
51	104,604	2.40
52	94,161	2.03
53	90,995	2.08
54	91,402	2.10
55	89,762	2.06
56	140,251	3.22
57	140,251	3.22
58	89,362	2.05
59	89,430	2.05
60	117,556	2.70
61	94,594	2.17
62	91,734	2.11
63	119,367	2.74
64	140,484	3.23
65	92,390	2.12
66	106,126	2.44
67	94,161	2.16
68	111,011	2.55
69	118,665	2.72
70	106,484	2.44
RES SUBTOTAL SF	7,676,70	
RES SUBTOTAL AC	176.20	
Other	872,075	19.05
Other	87,163	2.00
RES W/O LOT SIZE	108,196	2.48
CIRCULATION SF	347,000	
CIRCULATION AC	7.97	
TOTAL SF	8,548,942	8,548,942
TOTAL AC	196.20	196.20

PLANNING AREA 16 & 19
SUMMARY - PVR OPT.

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	MINIM. AVERAGE LOT AREA
R-13	SF	72	5,442 Min	10.00
R-13	SF	17	7,842 Min	20.00
R-14	SF	11	7,842 Min	20.00
R-18	SF	25	3,920 Min	10.00
SUBTOTAL		125		346.97
RESIDENTIAL UNITS TOTAL		125		346.97
OS-55a	CONSERVED OS	-	Potential Preserve	1.55
OS-55b	HOA OS	-	Shared PMP	1.60
OS-57b	HOA OS	-	Shared PMP	0.11
OS-58	CONSERVED OS	-	Potential Preserve	6.00
OS-59	HOA OS	-	Shared Basin/PMP	0.90
OS-60	HOA OS	-	Pvt. Sun Lift Station & Pvt Basin	0.59
OS-61	HOA OS	-	Mtn Pump Station	0.79
OS-62	HOA OS	-	Pvt. Basin	0.58
OS-63	HOA OS	-	Shared PMP	2.50
OS-64	CONSERVED OS	-	Potential Preserve	1.94
OS-65	HOA OS	-	Pvt. Sun Lift Station & Pvt Basin	0.74
OS-67	HOA OS	-	Pvt. Basin	0.33
OS-68	HOA OS	-	Shared Basin/PMP	4.61
OS-69	HOA OS	-	Pvt. Sun Lift Station & Pvt Basin	0.47
OS-70	CONSERVED OS	-	Potential Preserve	10.70
OS-71	CONSERVED OS	-	Potential Preserve	16.03
SUBTOTAL	HOA OS	-	Potential Preserve	51.93
OS-53	Preserve	-	Preserve OS	23.60
OS-54	Preserve	-	Public Use Lot Basin	0.36
OS-55	Preserve	-	Public Use Lot Basin	15.00
OS-56	Preserve	-	Public Use Lot Basin	6.10
OS-57	Preserve	-	Preserve OS	32.38
OS-66	Preserve	-	Preserve OS	15.00
OS-72	Preserve	-	Preserve OS	47.74
SUBTOTAL	Preserve Subtotal	-		194.94
P-4	Public Park	-	Aquatic Park	4.97
		-		4.97
(SAATE PUB Lands (R-13)	Major Circulation	-		1.16
(SAATE PVR Lotting Preserve)	Circulation In Preserve	-		1.43
OTHER (SAATE PUBLIC ROW)	Circulation In Preserve	-	Pvt. LT ST 'A' Adj. to OS 56 & 58 (Access Into R-13)	0.84
SUBTOTAL				3.23
OVERALL PA 16/19 TOTAL		125		559.04

MATCH LINE

MATCH LINE

MSCP BOUNDARY

6 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2E)
NO PARKING PERMITTED
30 MPH DESIGN SPEED / (20 MPH AT ROUNDABOUT)
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (100 MPH)

10a PUBLIC PROCTOR VALLEY ROAD TRANSITION FROM 6 TO 10b
MODIFIED LIGHT COLLECTOR (2.2F)
NO PARKING PERMITTED
30 MPH DESIGN SPEED
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH

10b PUBLIC PROCTOR VALLEY ROAD/THRU STATE LANDS
MODIFIED LIGHT COLLECTOR (2.2F)
NO PARKING PERMITTED
40 MPH DESIGN SPEED
*WIDTH OF COMMUNITY PATHWAY MAY VARY DUE TO INSTALLATION OF SIGNS FOR SHORT DISTANCES

10c PUBLIC PROCTOR VALLEY ROAD
-FROM STATE PROPERTY LINE THRU PA19 TO NORTH BOUNDARY
MODIFIED LIGHT COLLECTOR (2.2F)
NO PARKING PERMITTED
40 MPH DESIGN SPEED / (20 MPH AT ROUNDABOUT)
WAIVERS:
- MODIFICATIONS TO PARKWAY, SHOULDER, PAVEMENT AND ROW WIDTH AS SHOWN

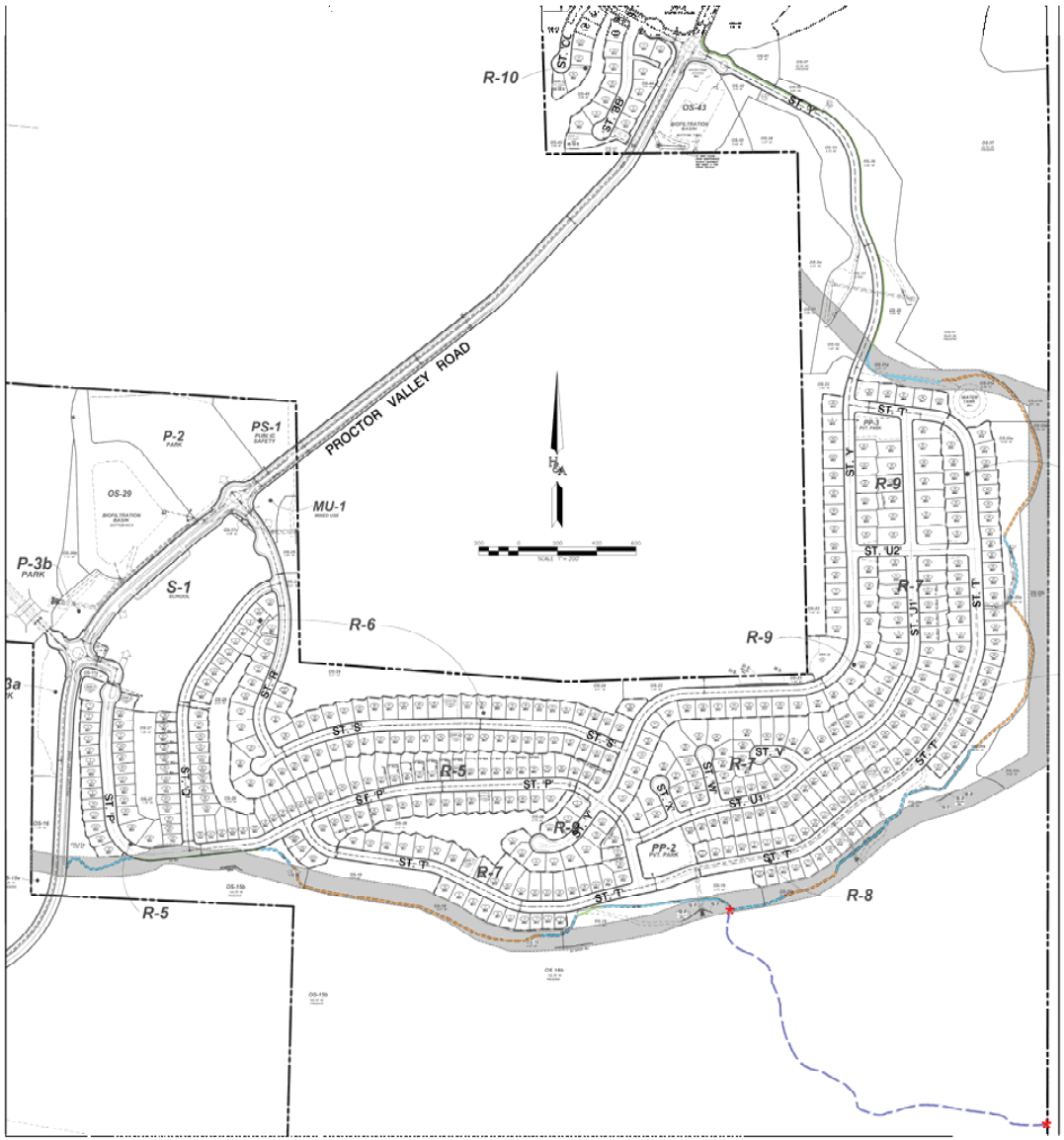
PROCTOR VALLEY ROAD NORTH OPTION

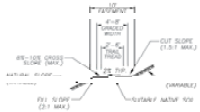
PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING · ENGINEERING · SURVEYING

PRELIMINARY TENTATIVE MAP
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 23 OF 24







TYPE C TRAIL - PRIMITIVE TRAIL

NOTE: TRAIL SPECIFICATIONS PER THE COUNTY OF SAN DIEGO COMMUNITY TRAILS MASTER PLAN "DESIGN AND CONSTRUCTION GUIDELINES"

NOTE: UP TO 30% GRADE MAXIMUM FOR ONLY SHORT PERIODS

NOT TO SCALE

LEGEND

- PERIMETER TRAIL OPTION AT PAD GRADE
- PERIMETER TRAIL OPTION BELOW PAD GRADE
- PERIMETER TRAIL OPTION ABOVE PAD GRADE
- PRESERVE TRAIL OPTION
- POTENTIAL FUTURE TRAIL ACCESS EASEMENT
- 100' PRESERVE EDGE

PERIMETER & PRESERVE TRAIL OPTIONS

PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY TENTATIVE MAP

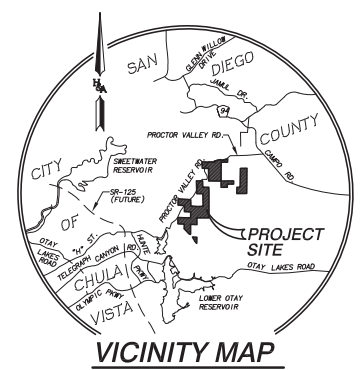
OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

SHEET 24 OF 24

PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California



VICINITY MAP
NTS

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED NEIGHBORHOOD BOUNDARY
- EXISTING MAP DATA — LOT 270
- PROPOSED LOT NUMBER (WITH PAD ELEVATION) — 5 / 1710
- PROPOSED RESIDENTIAL NEIGHBORHOOD — R-1
- PROPOSED OPEN SPACE — OS-1
- PROPOSED PRIVATE PARK — PP-1
- PROPOSED PRIVATE POCKET PARK — PPP-1
- PROPOSED BROW DITCH
- PROPOSED RIPRAP (ENERGY DISSIPATER)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- TITLE REPORT ITEM NO. (SEE SHEET 21) — 1
- PROPOSED FILL SLOPE (2:1 MAX.)
- PROPOSED PERCENT OF STREET GRADE — 2%
- PROPOSED SEWAGE FORCE MAIN — FM
- PROPOSED SEWER MAIN WITH MANHOLE (8" PVC UNLESS OTHERWISE NOTED)
- EXISTING WATER MAIN — W
- PROPOSED WATER MAIN WITH FIRE HYDRANT (8" PVC UNLESS OTHERWISE NOTED) — W
- EXISTING STORM DRAIN SYSTEM
- PROPOSED STORM DRAIN SYSTEM — A B D C RIP RAP
  - A. INLET OR CATCH BASIN
  - B. HEADWALL
  - C. CLEANOUT
  - D. CATCH BASIN
- PROPOSED RETAINING WALL
- PROPOSED STREET CENTERLINE ELEVATION — 237.7
- EXISTING CONTOURS
- PROPOSED CONTOURS — 650
- PROPOSED STREET LIGHT
- PROPOSED FUEL MODIFICATION ZONE
- PROPOSED LIMITED BUILDING ZONE
- LIMITS OF PROPOSED GRADING/DAYLIGHT LINE
- PROPOSED STREET DESIGNATION — 2b
- PROPOSED GEOGRID WALL
- MODULAR WETLAND UNIT — MW
- EASEMENT FOR POTENTIAL FUTURE TRAIL ACCESS — *
- NON GRADED LDA LINE

EXISTING ZONING

USE REGULATIONS		S-80/S88
ANIMAL REGULATIONS		-/D
DEVELOPMENT REGULATIONS	DENSITY	0/2.06
	LOT SIZE (MINIMUM)	-/-
	MAX FLOOR AREA	-/-
	FLOOR AREA RATIO	-/-
	BUILDING TYPE	-/W
	HEIGHT	G
	COVERAGE	-
	SETBACK	A
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		-

PROPOSED ZONING

RR (NEI. R-12, R-13, R-14, R-15 & R-16)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS	DENSITY	0.3
	LOT SIZE (MINIMUM)	1 AC
	BUILDING TYPE	C
	MAX FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	H
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D

SF-1 (NEI. R-3, R-9, R-10, R-11)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		-
DEVELOPMENT REGULATIONS	DENSITY	-
	LOT SIZE (MINIMUM)	7,500 SF
	BUILDING TYPE	C
	MAX FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	V (SEE DEVELOPMENT REGS TBL 14)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D

SF-3 (NEI. R-4)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		-
DEVELOPMENT REGULATIONS	DENSITY	-
	LOT SIZE (MINIMUM)	3,290 SF
	BUILDING TYPE	C
	MAX FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	V (SEE DEVELOPMENT REGS TBL 14)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D

SF-2 (NEI. R-1, R-2, R-5, R-6, R-7, R-8)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		-
DEVELOPMENT REGULATIONS	DENSITY	-
	LOT SIZE (MINIMUM)	4,250 SF
	BUILDING TYPE	C
	MAX FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	V (SEE DEVELOPMENT REGS TBL 14)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D

VILLAGE CORE (VC)		
USE REGULATIONS		S88
ANIMAL REGULATIONS		-
DEVELOPMENT REGULATIONS	DENSITY	-
	LOT SIZE (MINIMUM)	-
	BUILDING TYPE	C
	MAX FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	V (SEE DEVELOPMENT REGS TBL 17)
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		D



KEY MAP
SCALE: 1"=800'

GENERAL NOTES

1. TOTAL GROSS PROJECT SITE AREA: 1283.54 ACRES (V14: 723.70 AC PA 16/19: 559.84 ACRES)
   TOTAL NET PROJECT SITE AREA: 848.67 ACRES (EXC. MAJOR CIRC. FOR PV RD.& PRESERVE LOTS)
2. TOTAL NUMBER OF UNITS: 1,119
   SINGLE FAMILY: 906
   DETACHED HOMES: 116
   MULTIFAMILY (SCH OPT): 97
3. TOTAL NO. LOTS: 1,017
   SF RESIDENTIAL LOTS: 906 (R-1 THROUGH R-16)
   DETACHED HOMES RES. LOT: 1 (R-4)
   MIXED USE LOT: 1 (MU-1)
   OPEN SPACE LOTS: 62 (SEE TBLS SHT 2 AND 22)
   PRESERVE OS LOTS: 20 (SEE TBLS SHT 2 AND 22)
   PUBLIC PARK LOTS: 5 (P-1 THROUGH P-4)
   PRIVATE PARK LOTS: 4 (PP-1 THROUGH PP-4)
   PRIVATE POCKET PARK LOTS: 16 (PPP-1 THROUGH PPP-16)
   SCHOOL LOT: 1 (S-1)
   PUBLIC SAFETY LOT: 1 (PS-1)
4. ASSESSOR'S PARCEL NUMBERS:

VILLAGE 14	PLANNING AREAS 16 & 19
598-070-07 & 09	597-140-04
598-010-02	597-020-06 & 10
598-020-04 & 06	597-190-23
598-021-02	597-150-03, 07, 08, 12 & 13
597-140-05	

5. EXIST. GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA & OPEN SPACE (CONSERVATION)
6. EXIST. GENERAL PLAN REGIONAL CATEGORY: N/A/RURAL/SEMI-RURAL
7. PROPOSED GENERAL PLAN REGIONAL CATEGORY: RURAL/SEMI-RURAL
8. EXISTING ZONING: S80/S88 (SEE TBLS THIS SHEET) PROPOSED ZONING: SEE SPECIFIC PLAN
9. OVERALL GROSS PROJECT DENSITY: 0.9 D.U./AC. (1,119 D.U.'S/1283.54 GROSS AC.)
   NET PROJECT DENSITY*: 1.32 D.U./AC. (1,119 D.U.'S/848.67 NET AC.)
   * NET ACREAGE = GROSS SITE AREA MINUS PRESERVE AREA & PV ROAD
10. EXISTING USE: VACANT
11. PROPOSED USE: SINGLE FAMILY, MULTIFAMILY, MIXED USE, PUBLIC SAFETY, PUBLIC PARK, PRIVATE PARKS, HOA OPEN SPACE & PRESERVE OPEN SPACE
12. TAX RATE AREA: 63076, 79006, 79007, 63165, 59151
13. THOMAS BROTHERS COORDINATES:
    1293 C4-C7, D4-D7, E4-E7, 1312 A2-A3, B1-B2, C1-C2, D1-D2, E1-E2
14. COMMUNITY PLAN/SUBREGIONAL AREA: JAMUL-DULZURA/OTAY SUBREGIONAL PLAN
15. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

GENERAL DESIGN NOTES

1. ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR WITH WAIVERS APPROVED BY THE DIRECTOR OF PUBLIC WORKS. (SEE SHEET 2 FOR WAIVERS)
2. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
3. CUL-DE-SAC CURB GRADES SHALL BE A MINIMUM OF 1%.
4. SOURCE OF TOPOGRAPHY: R.J. LUNG
   FLOWN: 05-13-14
   DATUM: NAVD 88
   BENCHMARK: CV GPS 5081 SET 1" IP WITH 1 1/4" BRASS DISK LOCATED 4.5 MILES SOUTH WEST INTERSECTION OF PROCTOR VALLEY ROAD AND MELODY ROAD.
   ELEV. 581.387
   CONTOUR INTERVALS: 2'/10' FEET
5. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 CUT, 2:1 FILL MAX).
6. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
7. SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC
   DATED: MARCH 24, 2017
8. ALL MASS GRADING DESILTATION BASINS AND BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL MASS GRADING HYDROLOGY REPORT.
9. IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT. SEE SHEET 2 FOR CONCEPTUAL PHASING.
10. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
11. ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR AS APPROVED WITH WAIVERS BY THE DIRECTOR OF PUBLIC WORKS.
12. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT. STREET LIGHTS AS SHOWN ON THIS MAP ARE TO BE USED AS A GUIDE ONLY.
13. FOR SETBACK REQUIREMENTS, SEE THE OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 SPECIFIC PLAN SECTION 7 DEVELOPMENT REGULATIONS, TABLES 14 & 17.
14. LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN THE FIRE PROTECTION PLAN, APPENDIX G
15. USE OF THE PRIVATE AND PUBLIC PARK LOTS WILL BE RESTRICTED FOR PARKS AND RECREATION PURPOSES BY AN OPEN SPACE OR RECREATIONAL EASEMENT OR OTHER INSTRUMENT APPROVED BY SAN DIEGO COUNTY COUNSEL.
16. FUEL MODIFICATION ZONES REFLECTED ON THIS MAP ARE PER THE CURRENT FIRE PROTECTION PLAN BY DUDEK & ASSOCIATES. PLEASE REFER TO THE FPP FOR DETAILS ABOUT EACH ZONE TYPE.
17. USES WITHIN THE BISECTED PORTIONS OF ANY LOTS WITHIN NEIGHBORHOODS R-13, R-14, R-15 AND R-16 SHALL BE RESTRICTED.
18. PLANNING AREA 16 RESIDENTIAL LOTS 65-71 IN R-14, LOTS 1-11 IN R-15 AND LOTS 1-30 IN R-16: RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LIMITED DEVELOPMENT AREA (LDA) SHALL PROVIDE EITHER A MINIMUM 100-FOOT FUEL MODIFICATION ZONE, (PROVIDED NON-GRADED LDA AREA IS NOT LOCATED WITHIN THE 100' FMZ), OR AN EQUIVALENT COMBINATION OF FMZ, ALTERNATIVE FIRE RESISTIVE MATERIALS AND METHODS TO THE SATISFACTION OF THE SDCFA. THE MINIMUM 50-FOOT ZONE 2 FMZ SHALL EXTEND TO THE INTERFACE WITH NON-GRADED LDA, PROVIDING MORE THAN THE REQUIRED 50-FOOT ZONE 2 FMZ ON THE LARGER LOTS. IF REQUIRED, AFFECTED LOTS MAY BE RECONFIGURED DURING FINAL ENGINEERING TO SATISFY THIS CONDITION SUBJECT TO ADMINISTRATIVE APPROVAL UNDER THE AUTHORITY OF THE SDCFA. RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LDA SHALL BE SUBJECT TO AN LDA OPEN SPACE EASEMENT RECORDED AT FINAL MAP AS IDENTIFIED IN THE TENTATIVE MAP CONDITIONS OF APPROVAL.
19. A NOISE RESTRICTION EASEMENT SHALL BE GRANTED OVER AREA R-4; AREA R-5 LOTS 1 THROUGH 14; AREA R-10 LOTS 1 THOUGH 6; AREA R-11 LOTS 1 THROUGH 5 AND 54 THROUGH 61; AREA R-13 LOTS 1 AND 8 THROUGH 13; AREA R-14 LOTS 1, 2, 27, 28 AND 64.

EARTHWORK / GRADING QUANTITIES

VILLAGE 14
RAW CUT: APPROXIMATELY 7,172,000 C.Y.
RAW FILL: APPROXIMATELY 7,172,000 C.Y.

PLANNING AREAS 16 & 19
RAW CUT: APPROXIMATELY 1,780,000 C.Y.
RAW FILL: APPROXIMATELY 1,780,000 C.Y.

GRADING QUANTITIES SHOWN REPRESENT:
RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

ENGINEER

HUNSAKER & ASSOCIATES
SAN DIEGO, INC.
9707 WAPLES STREET
SAN DIEGO, CA 92121
(858) 558-4500 PH
(858) 558-1414 FX

APPLICANT

JACKSON PENDO DEVELOPMENT COMPANY
2245 SAN DIEGO AVE., SUITE 223
SAN DIEGO, CA 92110
(619) 267-4904

OWNER/SUBDIVIDER

GDCI PROCTOR VALLEY, LP
IN C/O JACKSON PENDO DEVELOPMENT COMPANY
2245 SAN DIEGO AVE., SUITE 223
SAN DIEGO, CA 92110
(619) 267-4904

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS DAY OF JANUARY, 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

REPRESENTIVE

REGISTERED PROFESSIONAL ENGINEER ALISA S. VIALPANDO No. 47945 Exp. 12/31/19 CIVIL STATE OF CALIFORNIA

ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/19

ABBREVIATIONS

FP	FLOOD PLAIN	S	SEWER
VC	VERTICAL CURVE	W	WATER
MH	MANHOLE	RW	RECLAIMED WATER
RCP	REINFORCED CONCRETE PIPE	IE	INVERT ELEVATION
SD	STORM DRAIN	R/W	RIGHT OF WAY
NTS	NOT TO SCALE	PL	PROPERTY LINE
ELEV	ELEVATION	GB	GRADE BREAK
FL	FLOW LINE	PI	POINT OF INTERSECTION (V.C.)
TW	TOP OF WALL	P	PAD ELEVATION
BW	BOTTOM OF WALL	SF	GROSS SQ. FT.
TF	TOP OF FOOTING	NSF	NET SQ. FT.
FS	FINISH SURFACE		

LEGAL DESCRIPTION

SEE SHEET 21

BOUNDARY & ENCUMBRANCES

SEE SHEET 21
ALL EASEMENTS SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

BENCHMARK

BRASS DISK MARKED "CV GPS 5081" 4.5 MI SW OF INT PROCTOR VALLEY RD & MELODY RD OR 0.5 MI NE'LY FROM E'LY END OF BRIDGE 25' E'LY OF DIRT RD (PT # 5081 PER R.O.S. 14841)
ELEVATION = 581.387' (NAVD '88)

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNOBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC......... SAN DIEGO GAS & ELECTRIC CO.
WATER..................... OTAY MUNICIPAL WATER DISTRICT
SEWER..................... CITY OF CHULA VISTA
POLICE.................... COUNTY SHERIFFS DEPARTMENT
SCHOOLS................... JAMUL-DULZURA UNION SCHOOL DISTRICT
GROSSMONT UNION HIGH SCHOOL DISTRICT
SWEETWATER UNION HIGH SCHOOL DISTRICT
CHULA VISTA ELEMENTARY SCHOOL DISTRICT
FIRE...................... RURAL FIRE PROTECTION DISTRICT

SOURCES OF TOPOGRAPHY

V14 & PROCTOR VALLEY ROAD

SOURCE: R.J. LUNG & ASSOCIATES
DATE FLOWN: MAY 13, 2014
CONTOUR INTERVALS: 2'
DATUM: NAV '88
BENCHMARK: CV GPS 5081 SET 1" IP WITH 1 1/4" BRASS DISK LOCATED 4.5 MILES SOUTH WEST INTERSECTION OF PROCTOR VALLEY ROAD AND MELODY ROAD.
ELEVATION: 581.387'

PA 16/19 AND OFFSITE AREAS

SOURCE: SANGIS
DATE FLOWN: 2014
CONTOUR INTERVALS: 2'
DATUM: NAVD '88

WAIVER REQUESTS

PLEASE SEE SHEET 2 FOR ALL WAIVER REQUESTS.

PREPARED BY:

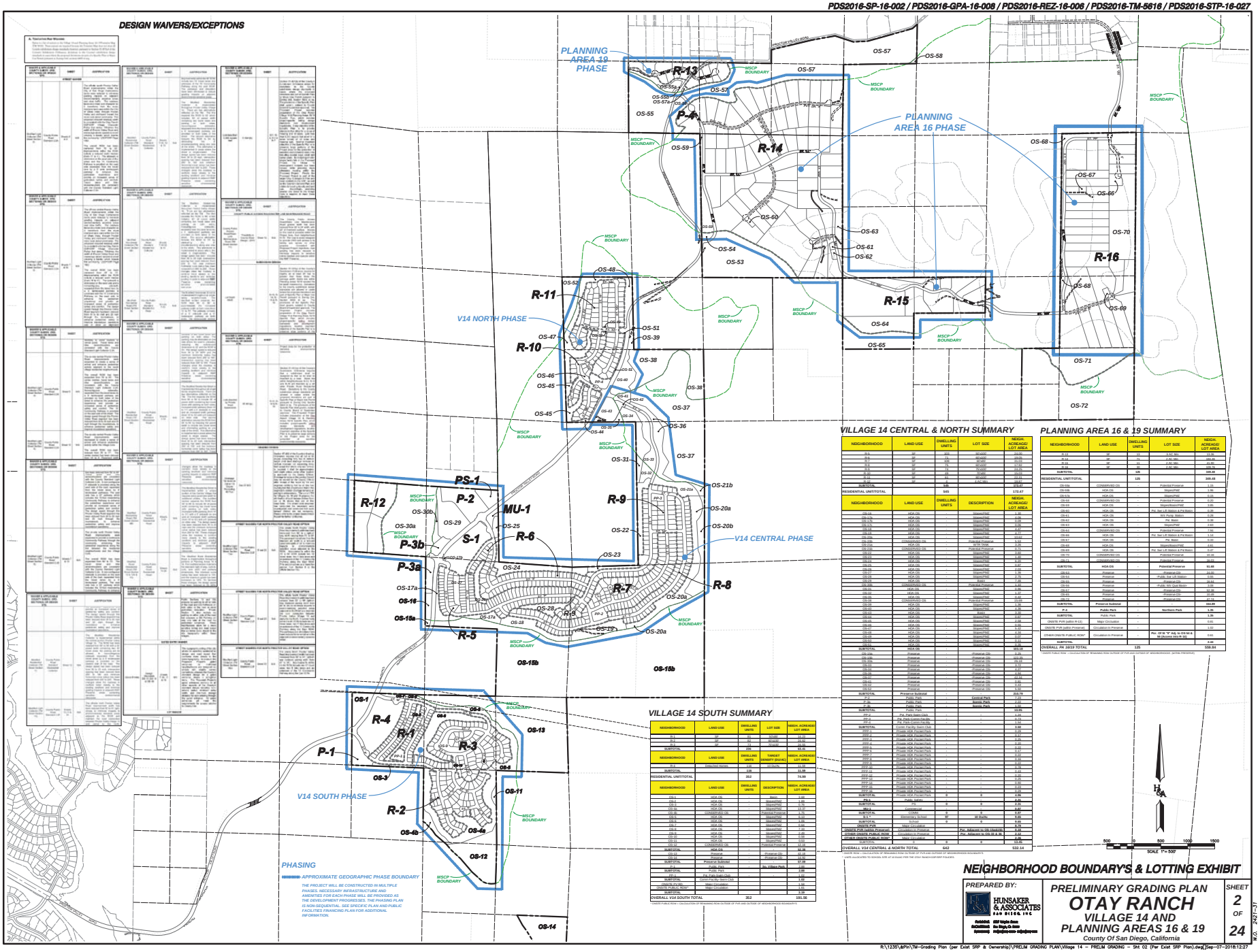
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

NO.	REVISIONS	DATE	BY
1	1ST SUBMITTAL	11/01/16	H&A
2	2ND SUBMITTAL	04/05/17	H&A
3	3RD SUBMITTAL	09/13/17	H&A
4	4TH SUBMITTAL-DIGITAL	01/10/18	H&A
5	5TH SUBMITTAL	02/09/18	H&A
6			
7			
8			

PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 1 OF 24

W.O. 2421-0031



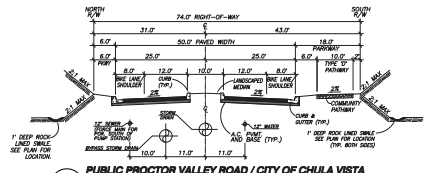
PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

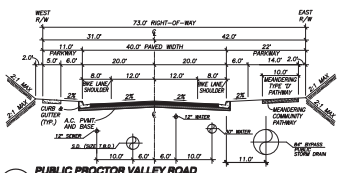
SHEET 2 OF 24

M.S. 2421-3T

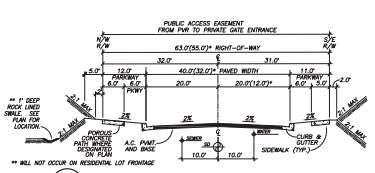
R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 – PRELIM GRADING – Sht 02 (Per Exist SRP Plan).dwg[Sep-07-2018:12:27



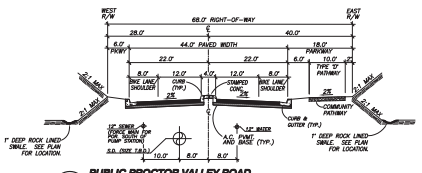
1 PUBLIC PROCTOR VALLEY ROAD / CITY OF CHULA VISTA
CLASS II COLLECTOR (CCV)
NO PARKING PERMITTED WITHIN BIKE LANE / SHOULDER
40 MPH DESIGN SPEED
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- RIGHT OF WAY REDUCED FROM 78' TO 68'



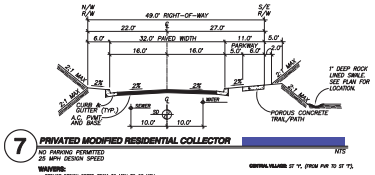
6 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2G)
NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT)
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (30 MPH)



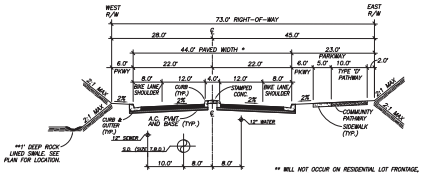
8a PRIVATE MODIFIED RESIDENTIAL COLLECTOR
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING BIOLOGICAL PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 300'
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN
- PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.



2 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
NO PARKING PERMITTED
40 MPH DESIGN SPEED
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- RIGHT OF WAY REDUCED FROM 78' TO 68'

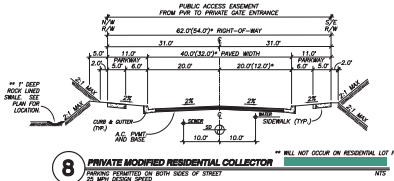


7 PRIVATED MODIFIED RESIDENTIAL COLLECTOR
NO PARKING PERMITTED
25 MPH DESIGN SPEED
NTS
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING BIOLOGICAL PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 300'
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN



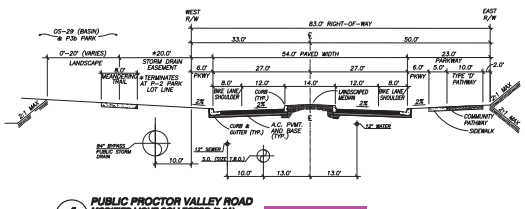
3 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (30 MPH)
- RIGHT OF WAY REDUCED FROM 78' TO 72'

** WILL NOT OCCUR ON RESIDENTIAL LOT FRONTAGE, ADJACENT PARK OR BASIN

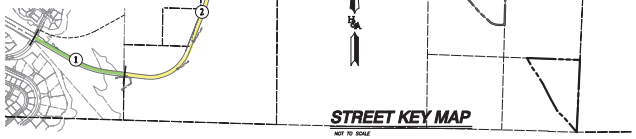


8 PRIVATE MODIFIED RESIDENTIAL COLLECTOR
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING BIOLOGICAL PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 300'
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 200'
- MODIFICATIONS TO PARKWAY AS SHOWN
- PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.

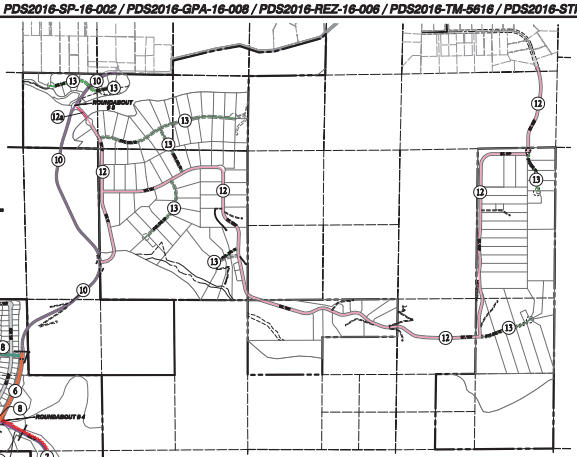
** WILL NOT OCCUR ON RESIDENTIAL LOT FRONTAGE

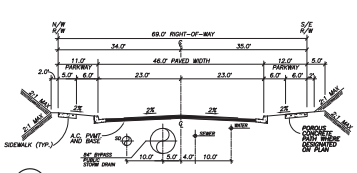


4 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (30 MPH)

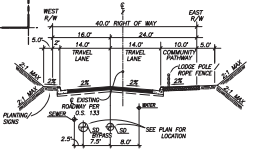


STREET KEY MAP
NOT TO SCALE
POROUS CONCRETE TRAIL/PATH

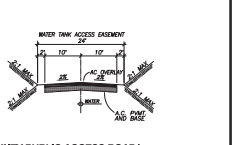




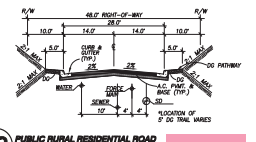
9b PRIVATE MODIFIED RESIDENTIAL ROAD
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- MODIFICATIONS TO PARKWAY AS SHOWN



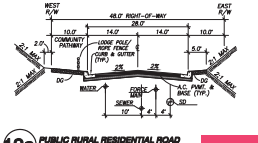
10 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2F)
NO PARKING PERMITTED
40 MPH DESIGN SPEED
NTS



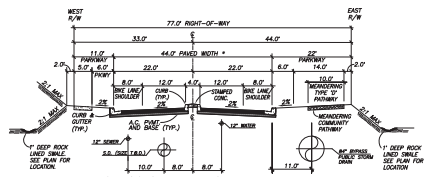
11 COUNTY PUBLIC ACCESS ROAD/
WATER LINE MAINTENANCE ROAD
NO PARKING PERMITTED
25 MPH DESIGN SPEED
NTS



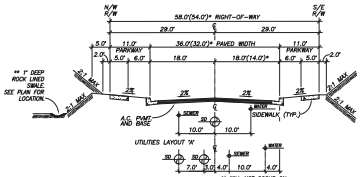
12 PUBLIC RURAL RESIDENTIAL ROAD
NO PARKING PERMITTED
25 MPH DESIGN SPEED
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
NTS



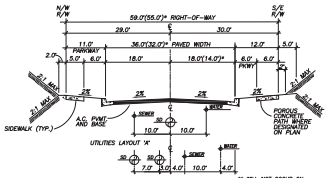
12a PUBLIC RURAL RESIDENTIAL ROAD
NO PARKING PERMITTED
25 MPH DESIGN SPEED
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
NTS



5 PUBLIC PROCTOR VALLEY ROAD
MODIFIED LIGHT COLLECTOR (2.2A)
NO PARKING PERMITTED
30 MPH DESIGN SPEED / 20 MPH AT ROUNDABOUT
NTS
WAIVERS:
- MODIFICATIONS TO PARKWAYS AS SHOWN
- MEDIAN REDUCED TO 4'
- REDUCE DESIGN SPEED FROM 40 MPH TO 30 MPH (30 MPH)
- RIGHT OF WAY REDUCED FROM 78' TO 72'



9 PRIVATE MODIFIED RESIDENTIAL ROAD
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING BIOLOGICAL PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 300'
- MODIFICATIONS TO PARKWAY AS SHOWN
- REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 300' TO 150'
- PARKING CAN BE ELIMINATED ON ONE SIDE IF STREET IS NON-LOADED. SEE PLAN FOR LOCATIONS.



9a PRIVATE MODIFIED RESIDENTIAL ROAD
PARKING PERMITTED ON BOTH SIDES OF STREET
25 MPH DESIGN SPEED
NTS
WAIVERS:
- REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- DUE TO STEEP TERRAIN AND AN EFFORT TO MINIMIZE IMPACTS TO THE SURROUNDING BIOLOGICAL PRESERVE, A MINIMUM INTERSECTION SPACING OF 150' IS REQUESTED IN LIEU OF 300'
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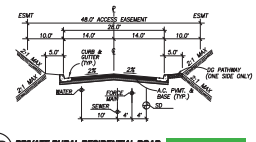


13 PRIVATE RURAL RESIDENTIAL ROAD
NO PARKING PERMITTED
25 MPH DESIGN SPEED
NTS

STREET CROSS SECTIONS

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
9707 Waples Street
San Diego, CA 92121
(858) 558-4500 FAX (858) 558-1414

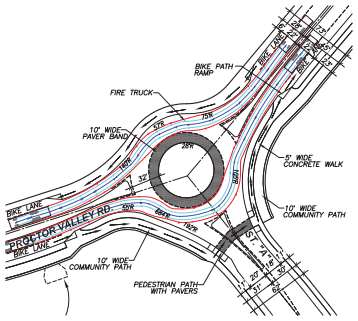
PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California

SHEET 3 OF 24

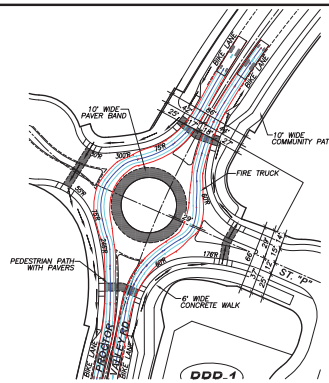
W.O. 2421-31

R:\12351\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 – PRELIM GRADING – Sht 03 (Per Exist SRP Plan).dwg Sep-07-2018:09:15

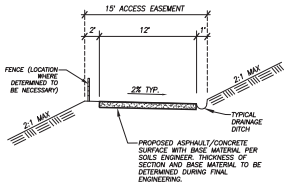
1 - 215



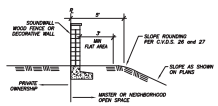
ROUNDABOUT # 1 - SOUTH VILLAGE
PROCTOR VALLEY RD & ST. "A" NOT TO SCALE



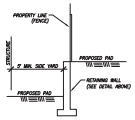
ROUNDABOUT # 2 - CENTRAL VILLAGE
PROCTOR VALLEY RD & ST."P" NOT TO SCALE



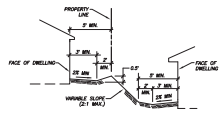
TYPICAL STORM DRAIN ACCESS ROAD
NTS



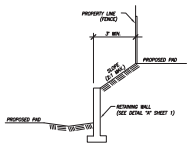
SHELF ROUNDING DETAIL
UPPER PROPERTY LINE
NOTE: THIS CONDITION OCCURS ONLY AT OPEN SPACE LOTS NOT TO SCALE



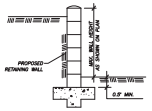
SIDE YARD DETAIL
TYPICAL PROPERTY LINE
NTS



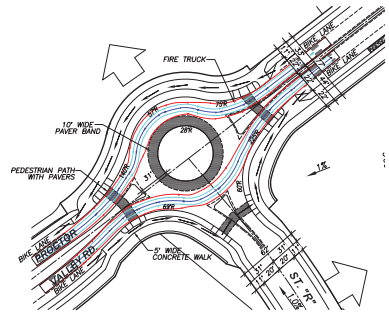
TYPICAL DRAINAGE SWALE
NOT TO SCALE



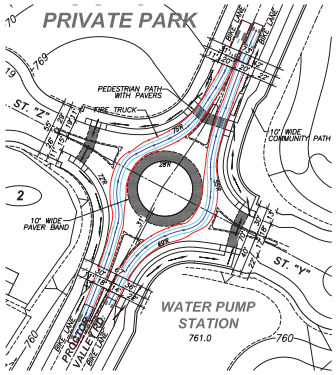
PLANTABLE AREA DETAIL
TYPICAL PROPERTY LINE - SIDE YARD
NOT TO SCALE



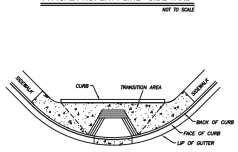
TYPICAL RETAINING WALL SECTION
NTS



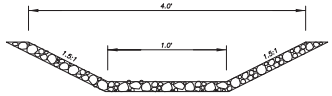
ROUNDABOUT # 3 - CENTRAL VILLAGE
PROCTOR VALLEY RD & ST. "R" NOT TO SCALE



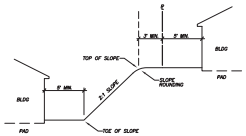
ROUNDABOUT # 4 - NORTH VILLAGE
PROCTOR VALLEY RD & ST. "W" & ST. "Z" NOT TO SCALE



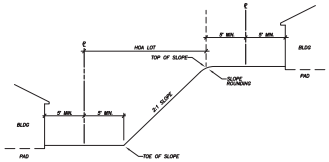
TYPICAL PEDESTRIAN RAMP DETAIL
RAMP PER ADA REQUIREMENTS SEE LANDSCAPE PLANS NTS



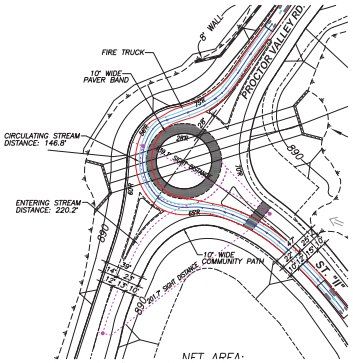
1' DEEP ROCK LINED CHANNEL DETAIL
NTS



GRADING DETAIL
SLOPES UNDER 30' VERTICAL FEET
NOT TO SCALE



GRADING DETAIL
SLOPES OVER 30' VERTICAL FEET
& SEE GEOTECH LETTER RE: BENCHES NOT TO SCALE

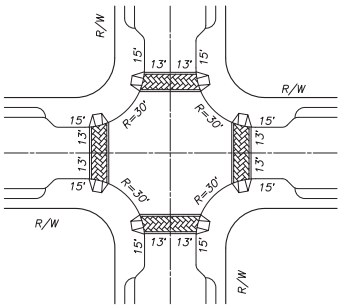


ROUNDABOUT # 5 - NEIGHBORHOOD R-14
PROCTOR VALLEY RD & ST. "II" NOT TO SCALE

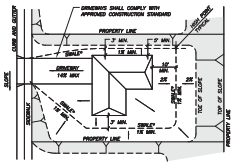
RESEARCH PROGRAM REPORT 6-12

ROUNDABOUT DETAILS
SEE SHEET 2 FOR PRIMARY STREET CROSS SECTION INDEX

FIRE TRUCK DIMENSIONS
LENGTH - 41.92'
WIDTH - 9.83'
WHEEL BASE - 20.83'



TYPICAL INTERSECTION NECKDOWN
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
* OPTIONAL USE OF AREA DRAINS WITH SWALES NTS

DETAILS

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

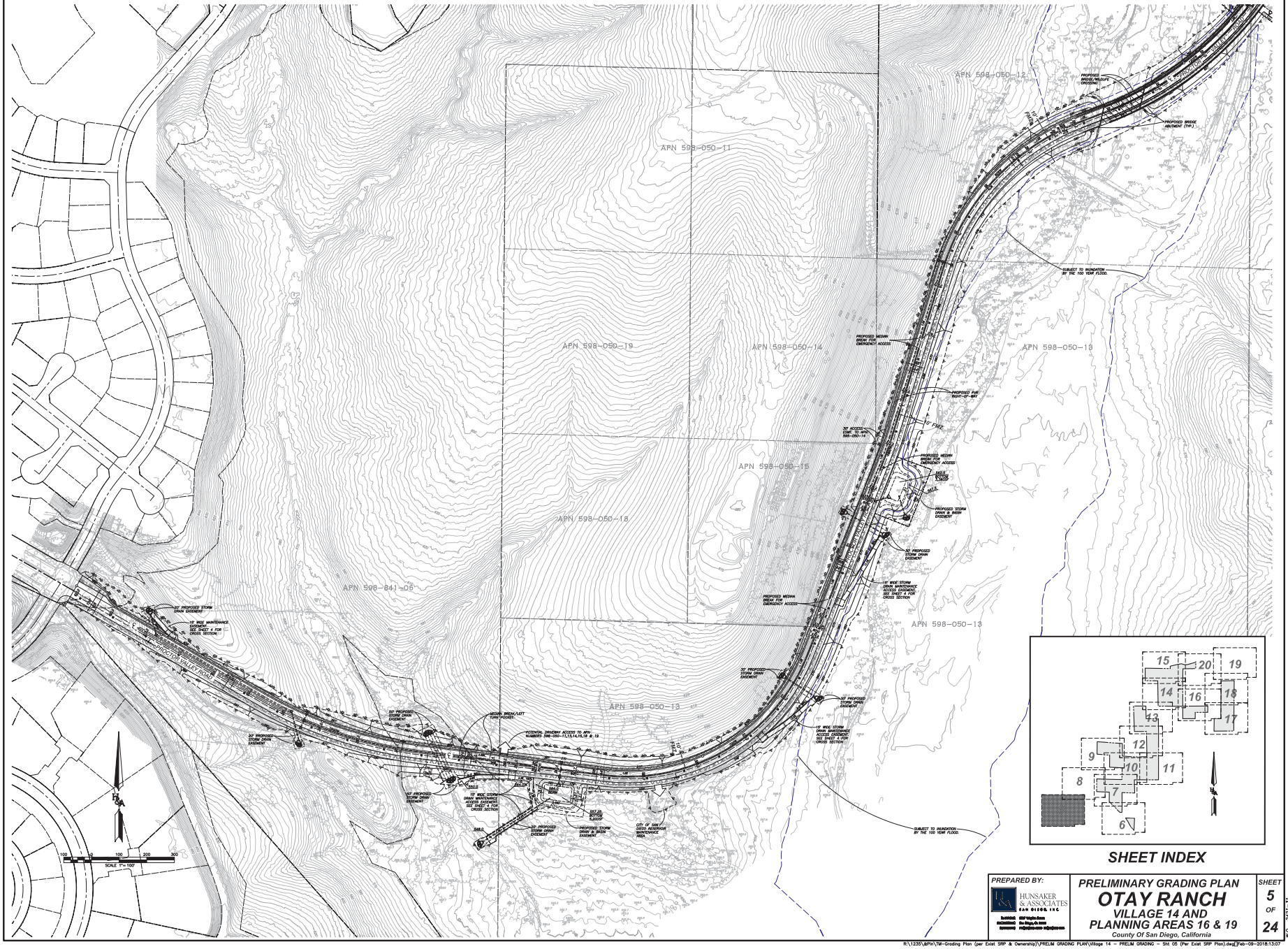
SHEET 4 OF 24

W.O. 2421-31

R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 – PRELIM GRADING – Sht 04 (Per Exist SRP Plan).dwg[]Aug-22-2018:11:45

1 - 216

FOR CONTINUATION SEE SHEET NO. 8



SHEET INDEX

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY GRADING PLAN

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

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W.O. 2421-31

R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 - PRELIM GRADING - Sht 05 (Per Exist SRP Plan).dwg Feb-09-2018:13:07

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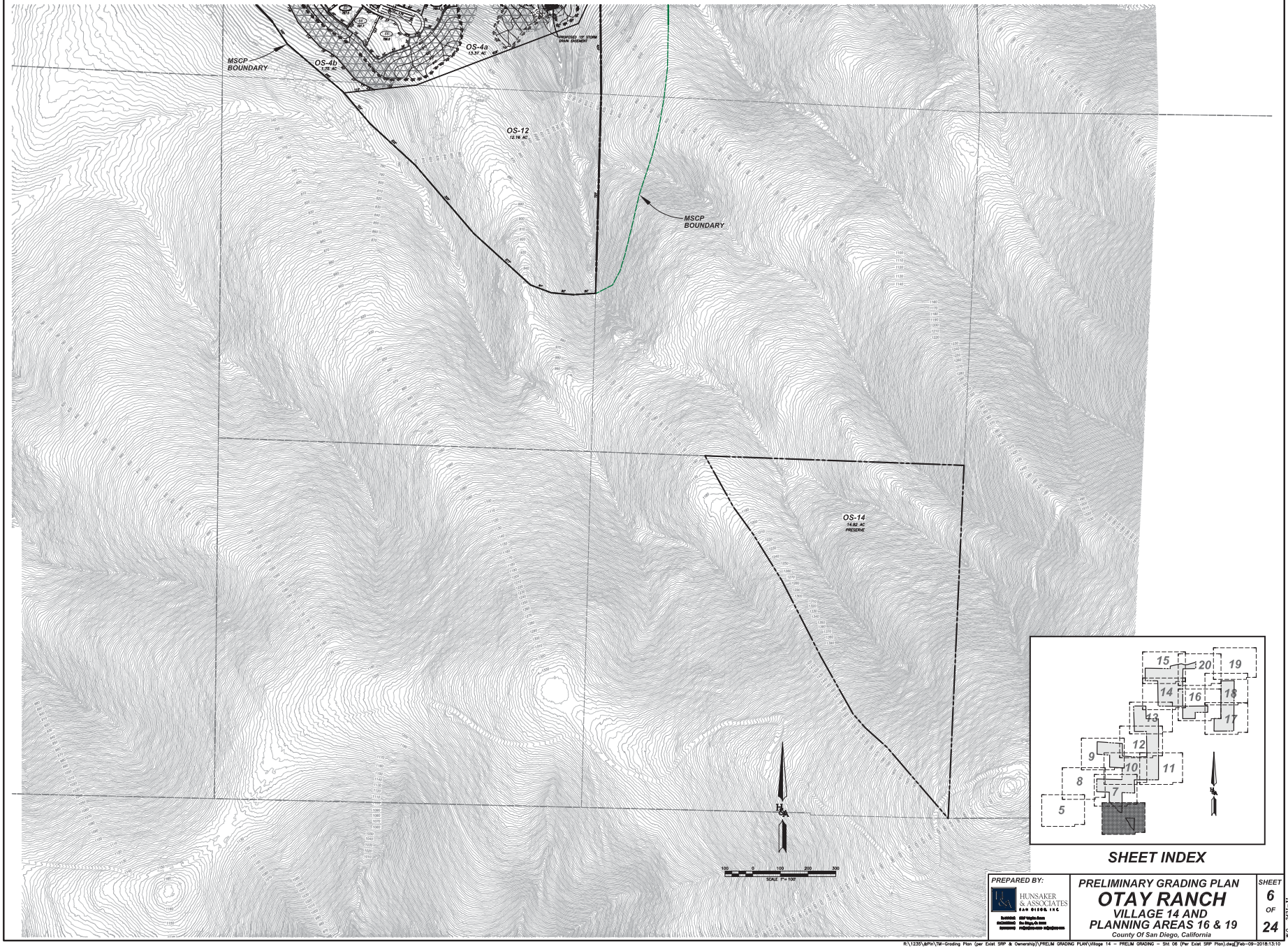

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PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY GRADING PLAN
OTAY RANCH
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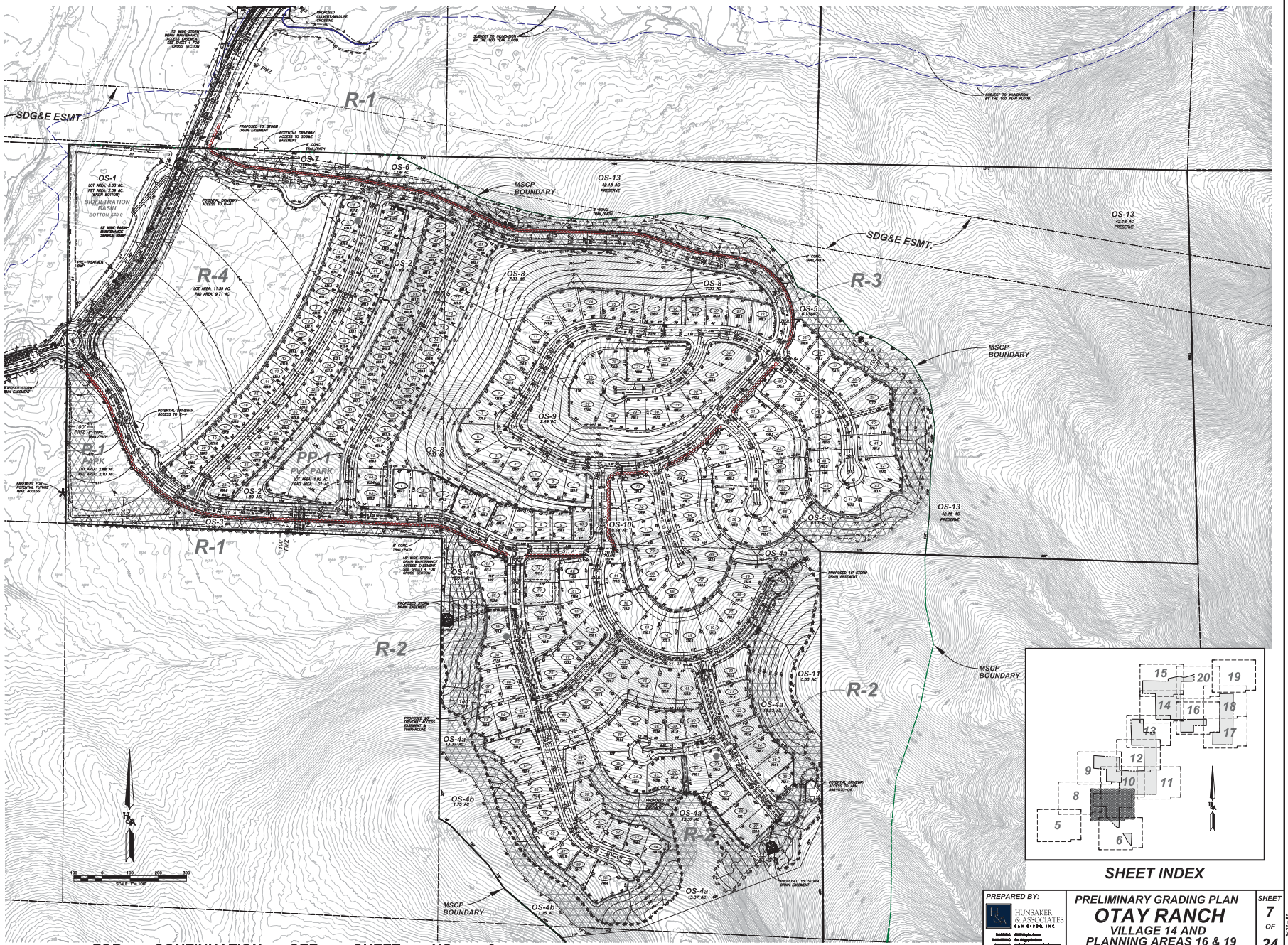
R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 - PRELIM GRADING - Sht 06 (Per Exist SRP Plan).dwg[Feb-09-2018:13:10

FOR CONTINUATION SEE SHEET NO. 10

FOR CONTINUATION SEE SHEET NO. 8



FOR CONTINUATION SEE SHEET NO. 6

SHEET INDEX

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

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R:\1235\&Phi\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 – PRELIM GRADING – Sht 07 (Per Exist SRP Plan).dwg[Feb-09-2018:13:04

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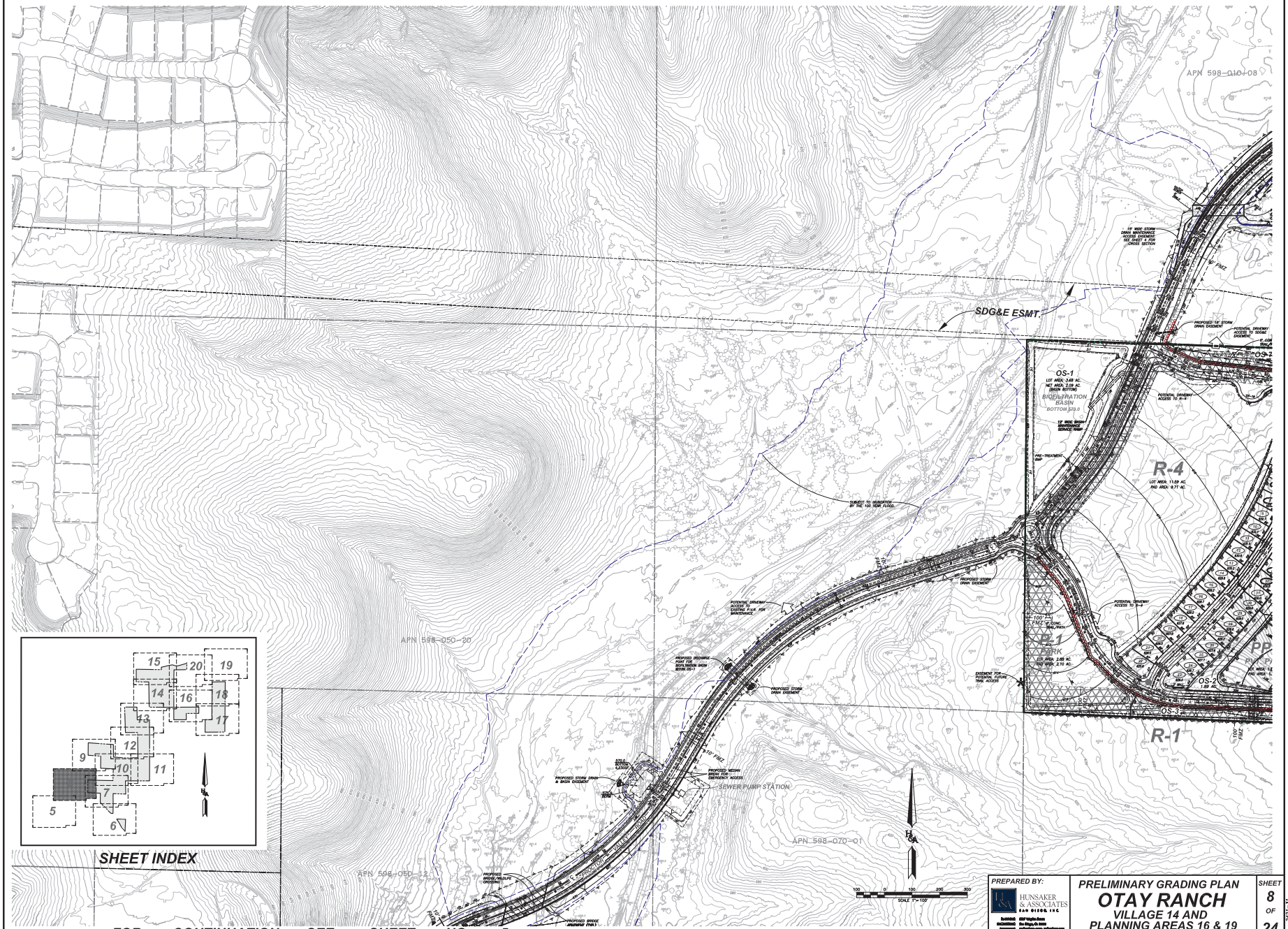

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FOR CONTINUATION SEE SHEET NO. 5

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY GRADING PLAN
OTAY RANCH
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SHEET 8 OF 24

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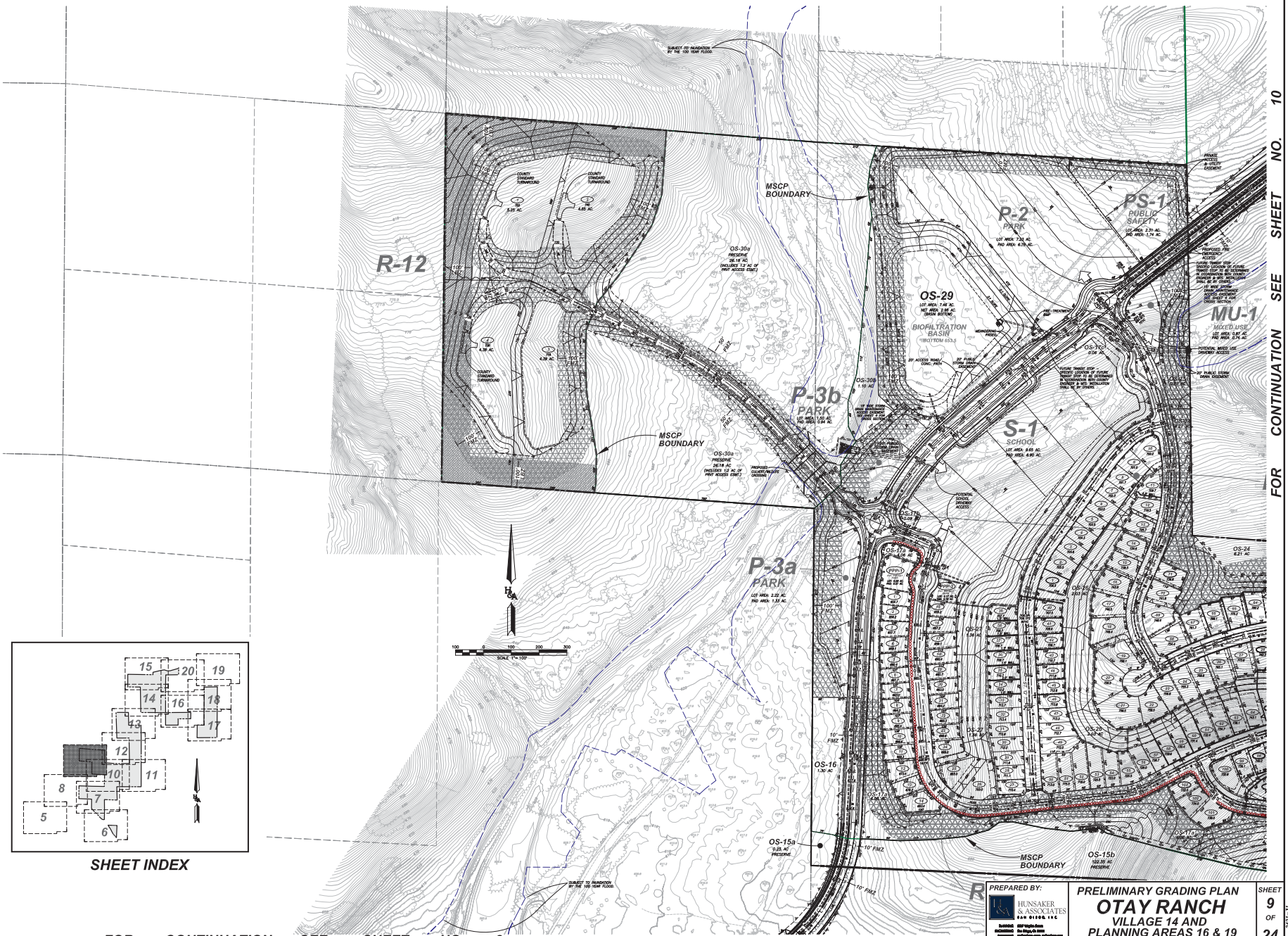

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FOR CONTINUATION SEE SHEET NO. 8

FOR CONTINUATION SEE SHEET NO. 10

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19
County Of San Diego, California

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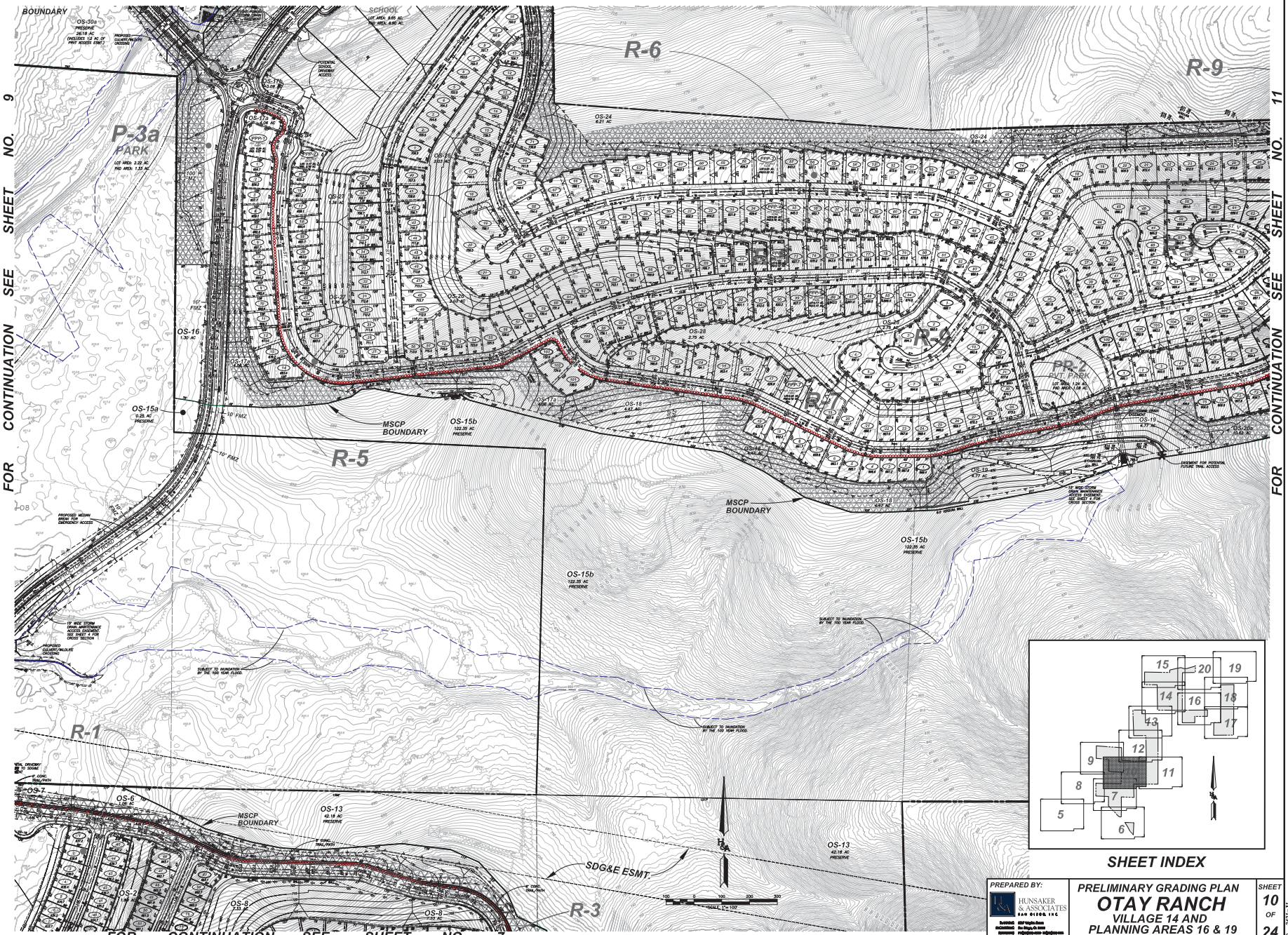
R:\1235\&Phi\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 – PRELIM GRADING – Sht 09 (Per Exist SRP Plan).dwg[Feb-09-2018:13:02

FOR CONTINUATION SEE SHEET NO. 12

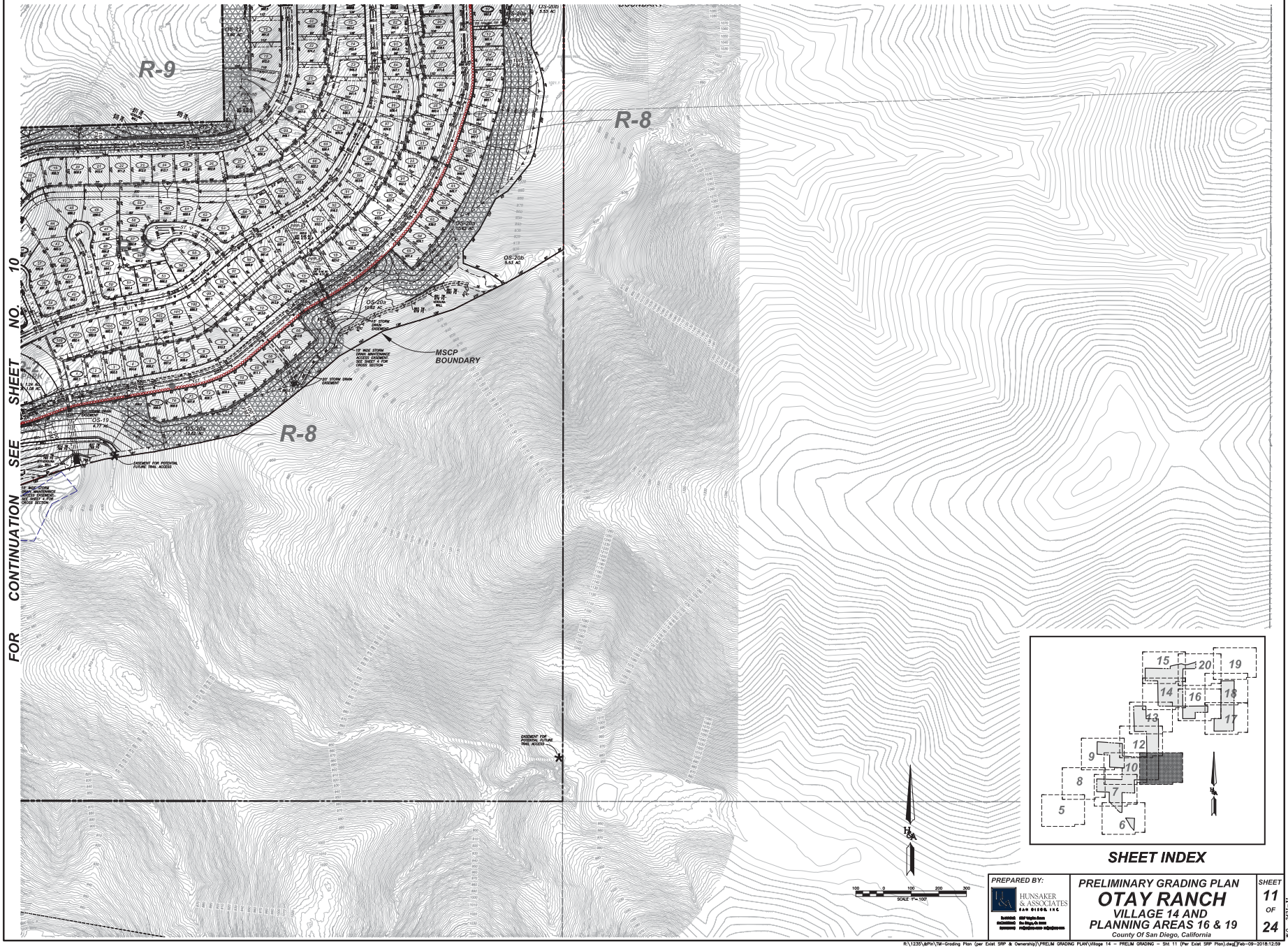
FOR CONTINUATION SEE SHEET NO. 9

FOR CONTINUATION SEE SHEET NO. 11



FOR CONTINUATION SEE SHEET NO. 12

FOR CONTINUATION SEE SHEET NO. 10



SHEET INDEX

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND PLANNING AREAS 16 & 19

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R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 – PRELIM GRADING – Sht 11 (Per Exist SRP Plan).dwg[Feb-09-2018:12:59

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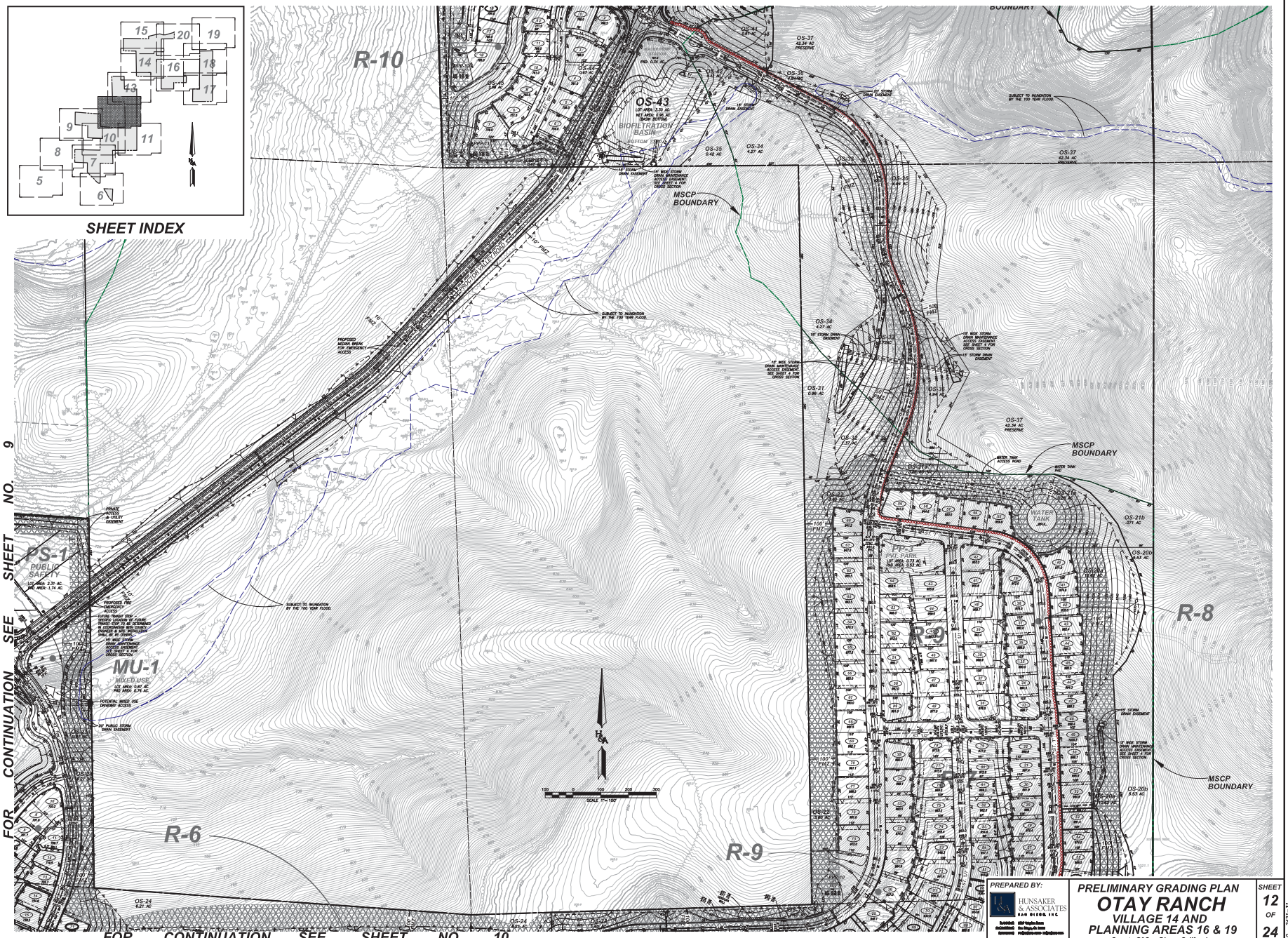

FOR CONTINUATION SEE SHEET NO. 9

FOR CONTINUATION SEE SHEET NO. 10

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PRELIMINARY GRADING PLAN

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

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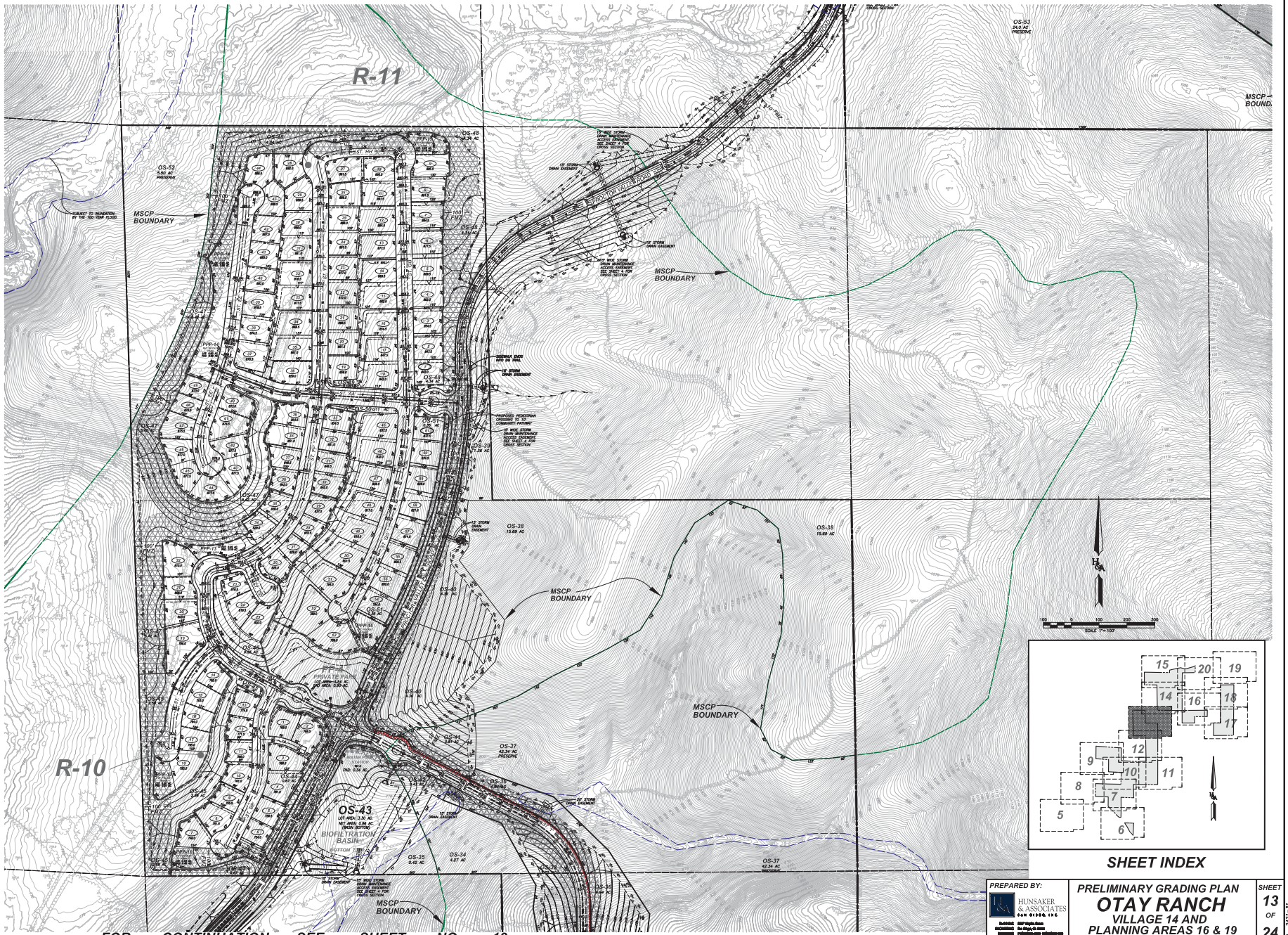
R:\1235\&Pin\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 – PRELIM GRADING – Sht 12 (Per Exist SRP Plan).dwg[Feb-09-2018:13:00

FOR CONTINUATION SEE SHEET NO. 14



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FOR CONTINUATION SEE SHEET NO. 12

PREPARED BY:
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PRELIMINARY GRADING PLAN
OTAY RANCH
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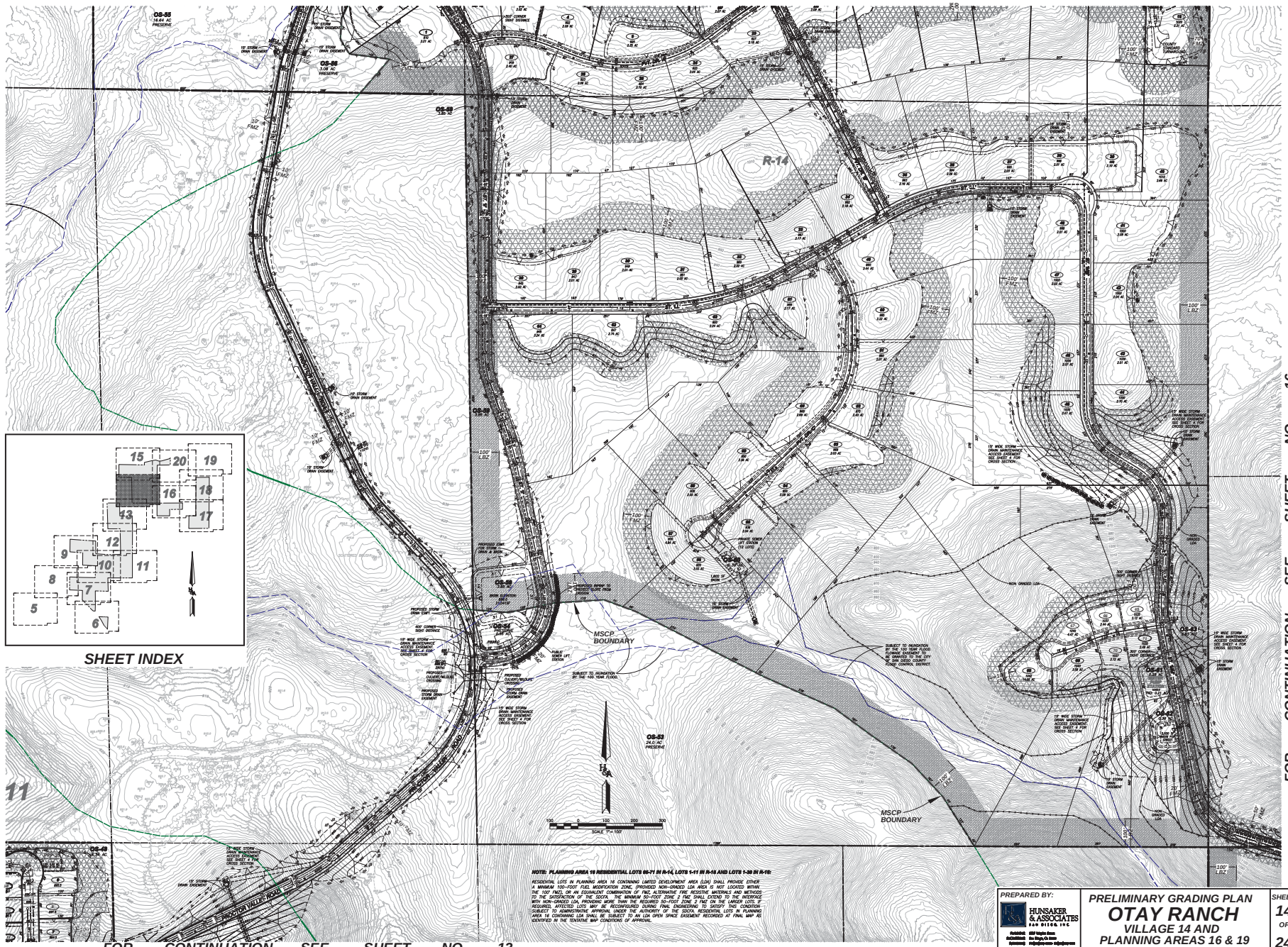
R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 – PRELIM GRADING – Sht 13 (Per Exist SRP Plan).dwg[Feb-09-2018:12:13

FOR CONTINUATION SEE SHEET NO. 15



NOTE: PLANNING AREA 16 RESIDENTIAL LOTS 66-71 IN R-14, LOTS 1-11 IN R-15 AND LOTS 1-30 IN R-16:

RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LIMITED DEVELOPMENT AREA (LDA) SHALL PROVIDE EITHER A MINIMUM 100-FOOT FUEL MODIFICATION ZONE, (PROVIDED NON-GRADED LDA AREA IS NOT LOCATED WITHIN THE 100' FMZ), OR AN EQUIVALENT COMBINATION OF FMZ, ALTERNATIVE FIRE RESISTIVE MATERIALS AND METHODS TO THE SATISFACTION OF THE SDCFA. THE MINIMUM 50-FOOT ZONE 2 FMZ SHALL EXTEND TO THE INTERFACE WITH NON-GRADED LDA, PROVIDING MORE THAN THE REQUIRED 50-FOOT ZONE 2 FMZ ON THE LARGER LOTS. IF REQUIRED, AFFECTED LOTS MAY BE RECONFIGURED DURING FINAL ENGINEERING TO SATISFY THIS CONDITION. SUBJECT TO ADMINISTRATIVE APPROVAL UNDER THE AUTHORITY OF THE SDCFA. RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LDA SHALL BE SUBJECT TO AN LDA OPEN SPACE EASEMENT RECORDED AT FINAL MAP AS IDENTIFIED IN THE TENTATIVE MAP CONDITIONS OF APPROVAL.

FOR CONTINUATION SEE SHEET NO. 13

FOR CONTINUATION SEE SHEET NO. 16

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC

Registered Professional Engineer

PRELIMINARY GRADING PLAN

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

SHEET 14 OF 24

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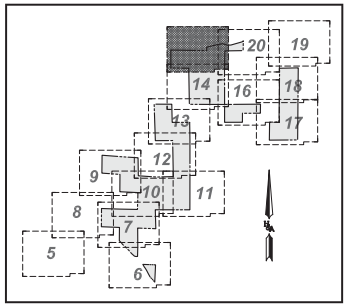
R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 - PRELIM GRADING - Sht 14 (Per Exist SRP Plan).dwg[Sep-07-2018:12:29



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FOR CONTINUATION SEE SHEET NO. 20

FOR CONTINUATION SEE SHEET NO. 14

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HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY GRADING PLAN
OTAY RANCH
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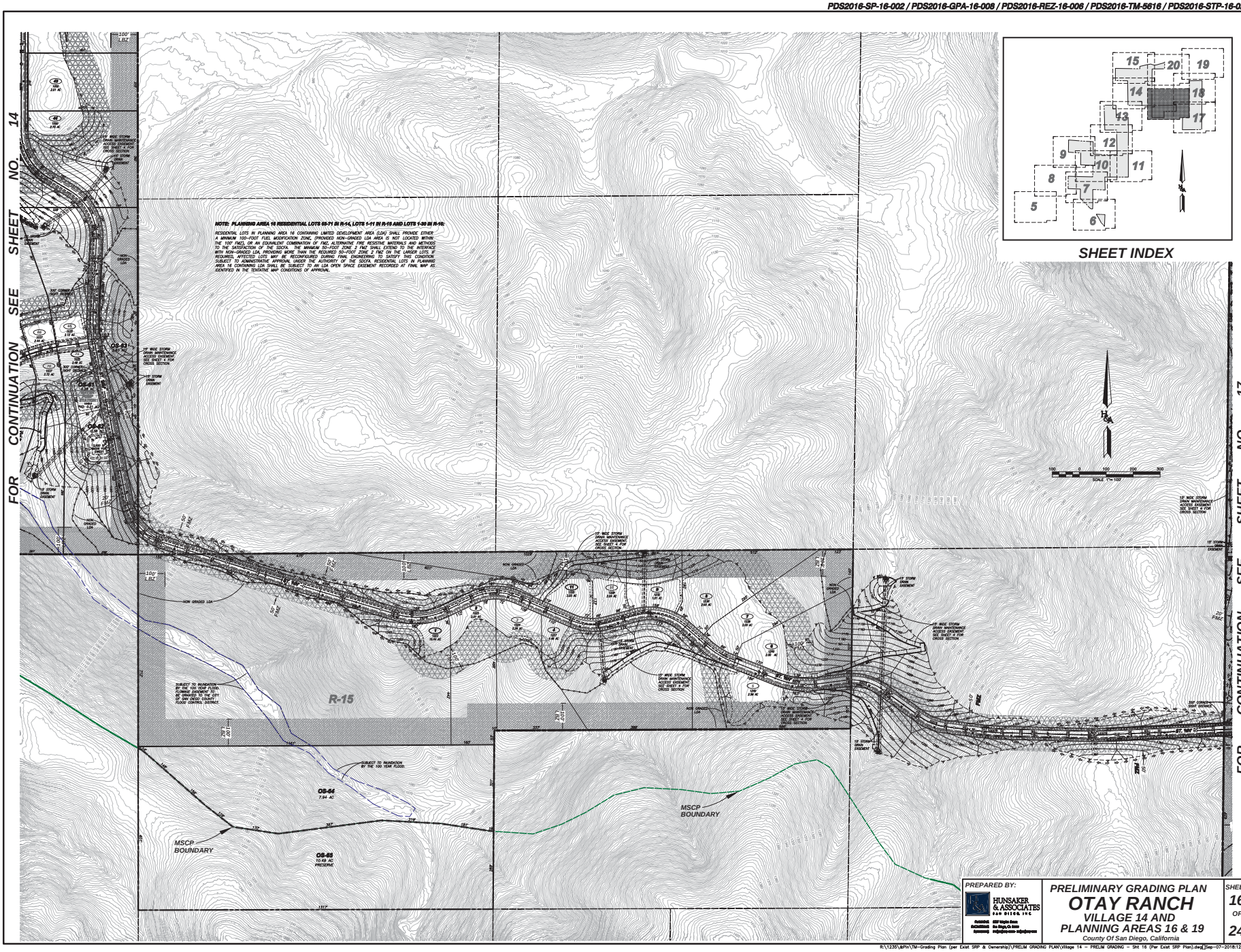
R:\1235\&Phi\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 – PRELIM GRADING – Sht 15 (Per Exist SRP Plan).dwg[Feb-09-2018:12:58


NOTE: PLANNING AREA 16 RESIDENTIAL LOTS 69-71 IN R-14, LOTS 1-11 IN R-15 AND LOTS 1-30 IN R-16:
RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LIMITED DEVELOPMENT AREA (LDA) SHALL PROVIDE EITHER A MINIMUM 100-FOOT FUEL MODIFICATION ZONE, (PROVIDED NON-GRADED LDA AREA IS NOT LOCATED WITHIN THE 100' FMZ), OR AN EQUIVALENT COMBINATION OF FMZ, ALTERNATIVE FIRE RESISTIVE MATERIALS AND METHODS TO THE SATISFACTION OF THE SDCFA. THE MINIMUM 50-FOOT ZONE 2 FMZ SHALL EXTEND TO THE INTERFACE WITH NON-GRADED LDA, PROVIDING MORE THAN THE REQUIRED 50-FOOT ZONE 2 FMZ ON THE LARGER LOTS. IF REQUIRED, AFFECTED LOTS MAY BE RECONFIGURED DURING FINAL ENGINEERING TO SATISFY THIS CONDITION. SUBJECT TO ADMINISTRATIVE APPROVAL UNDER THE AUTHORITY OF THE SDCFA. RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LDA SHALL BE SUBJECT TO AN LDA OPEN SPACE EASEMENT RECORDED AT FINAL MAP AS IDENTIFIED IN THE TENTATIVE MAP CONDITIONS OF APPROVAL.
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7
5
6
SCALE 1"= 100'
FOR CONTINUATION SEE SHEET NO. 14
FOR CONTINUATION SEE SHEET NO. 17
R-15
MSCP BOUNDARY
MSCP BOUNDARY
SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD.
SUBJECT TO INUNDATION BY THE 100 YEAR FLOOD, FLOWAGE EASEMENT TO BE GRANTED TO THE CITY OF SAN DIEGO AND THE FLOOD CONTROL DISTRICT.
OS-64
7.94 AC
OS-65
10.49 AC
PRESERVE
PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PRELIMINARY GRADING PLAN
OTAY RANCH
VILLAGE 14 AND
PLANNING AREAS 16 & 19
County Of San Diego, California
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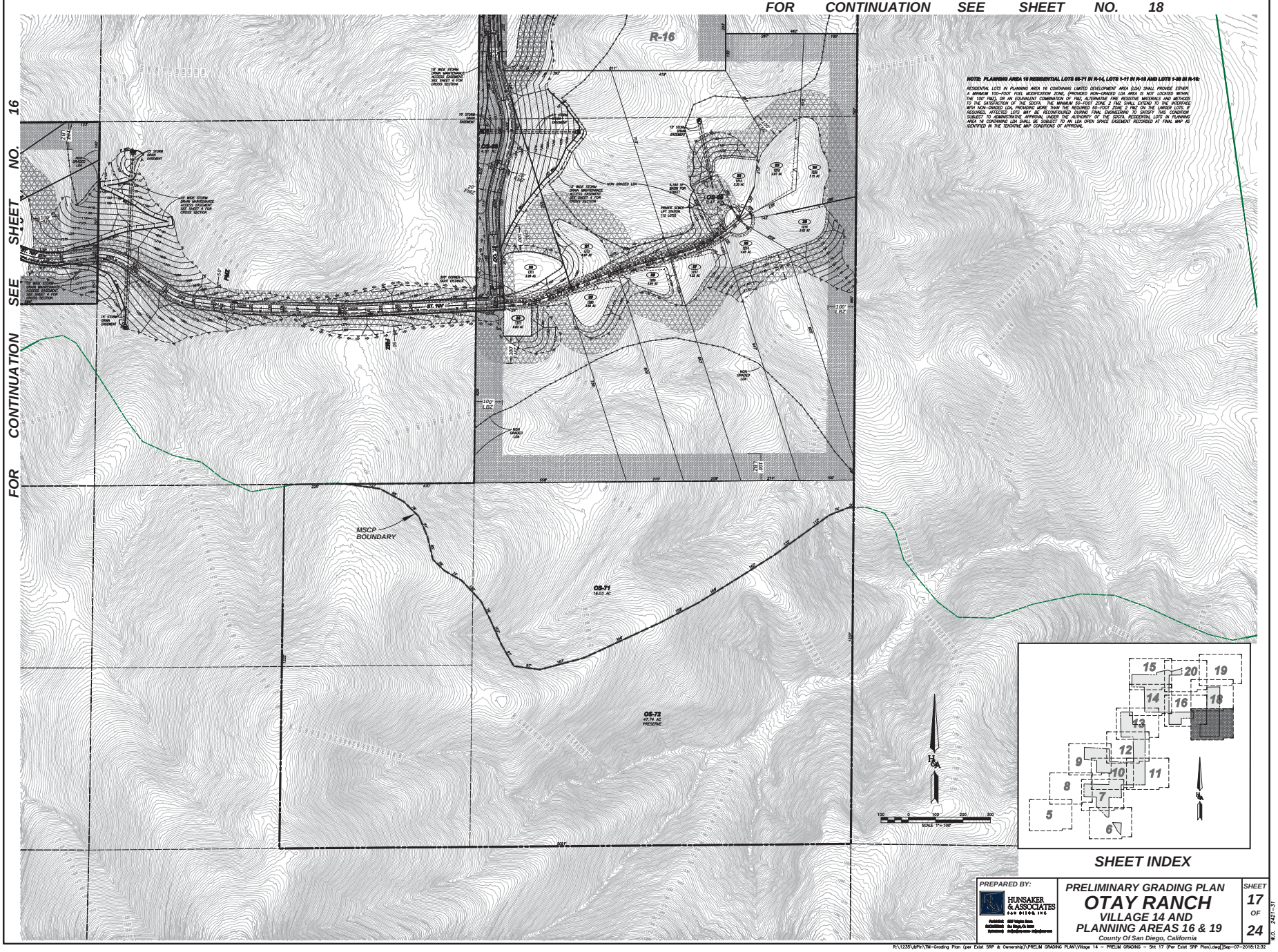
R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 - PRELIM GRADING - Sht 16 (Per Exist SRP Plan).dwg[Sep-07-2018:12:30

FOR CONTINUATION SEE SHEET NO. 18

FOR CONTINUATION SEE SHEET NO. 16



SHEET INDEX

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.

PRELIMINARY GRADING PLAN
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R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 - PRELIM GRADING - Sht 17 (Per Exist SRP Plan).dwg[Sep-07-2018 12:32

FOR CONTINUATION SEE SHEET NO. 19

FOR CONTINUATION SEE SHEET NO. 16

NOTE: PLANNING AREA 16 RESIDENTIAL LOTS 68-71 IN R-14, LOTS 1-11 IN R-16 AND LOTS 1-30 IN R-16:

RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LIMITED DEVELOPMENT AREA (LDA) SHALL PROVIDE EITHER A MINIMUM 100-FOOT FUEL MODIFICATION ZONE, (PROVIDED NON-GRADED LDA AREA IS NOT LOCATED WITHIN THE 100' FMZ), OR AN EQUIVALENT COMBINATION OF FMZ, ALTERNATIVE FIRE RESISTIVE MATERIALS AND METHODS TO THE SATISFACTION OF THE SDCFA. THE MINIMUM 50-FOOT ZONE 2 FMZ SHALL EXTEND TO THE INTERFACE WITH NON-GRADED LDA, PROVIDING MORE THAN THE REQUIRED 50-FOOT ZONE 2 FMZ ON THE LARGER LOTS, IF REQUIRED, AFFECTED LOTS MAY BE RECONFIGURED DURING FINAL ENGINEERING TO SATISFY THIS CONDITION, SUBJECT TO ADMINISTRATIVE APPROVAL UNDER THE AUTHORITY OF THE SDCFA. RESIDENTIAL LOTS IN PLANNING AREA 16 CONTAINING LDA SHALL BE SUBJECT TO AN LDA OPEN SPACE EASEMENT RECORDED AT FINAL MAP AS IDENTIFIED IN THE TENTATIVE MAP CONDITIONS OF APPROVAL.

MSCP BOUNDARY

DETAIL A

SHEET INDEX

FOR CONTINUATION SEE SHEET NO. 17

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HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY GRADING PLAN
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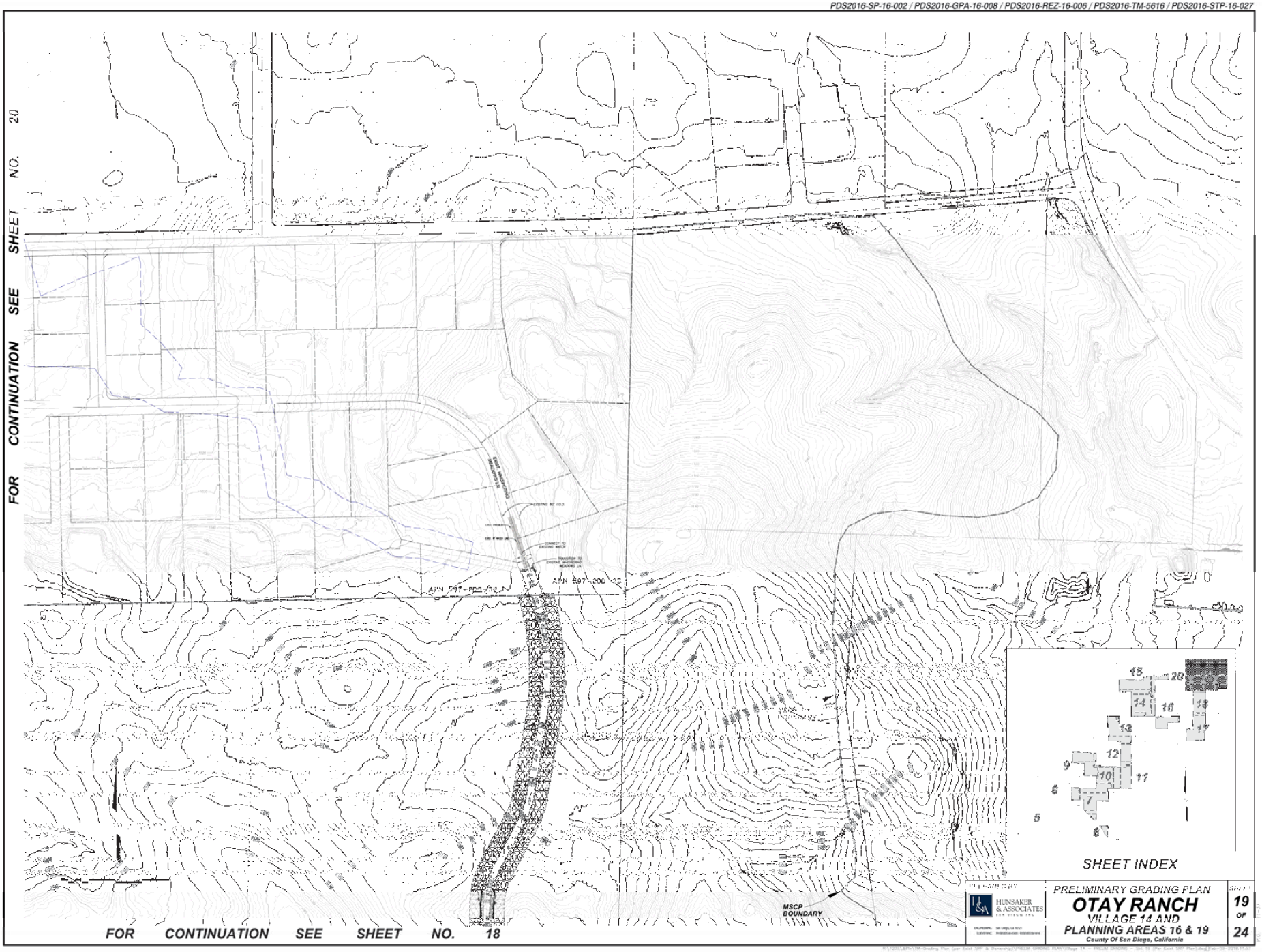
R:\12351\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 - PRELIM GRADING - Sht 18 (Per Exist SRP Plan).dwg[Sep-07-2018:12:34



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HUNSAKER & ASSOCIATES SAN DIEGO, INC.

PRELIMINARY GRADING PLAN

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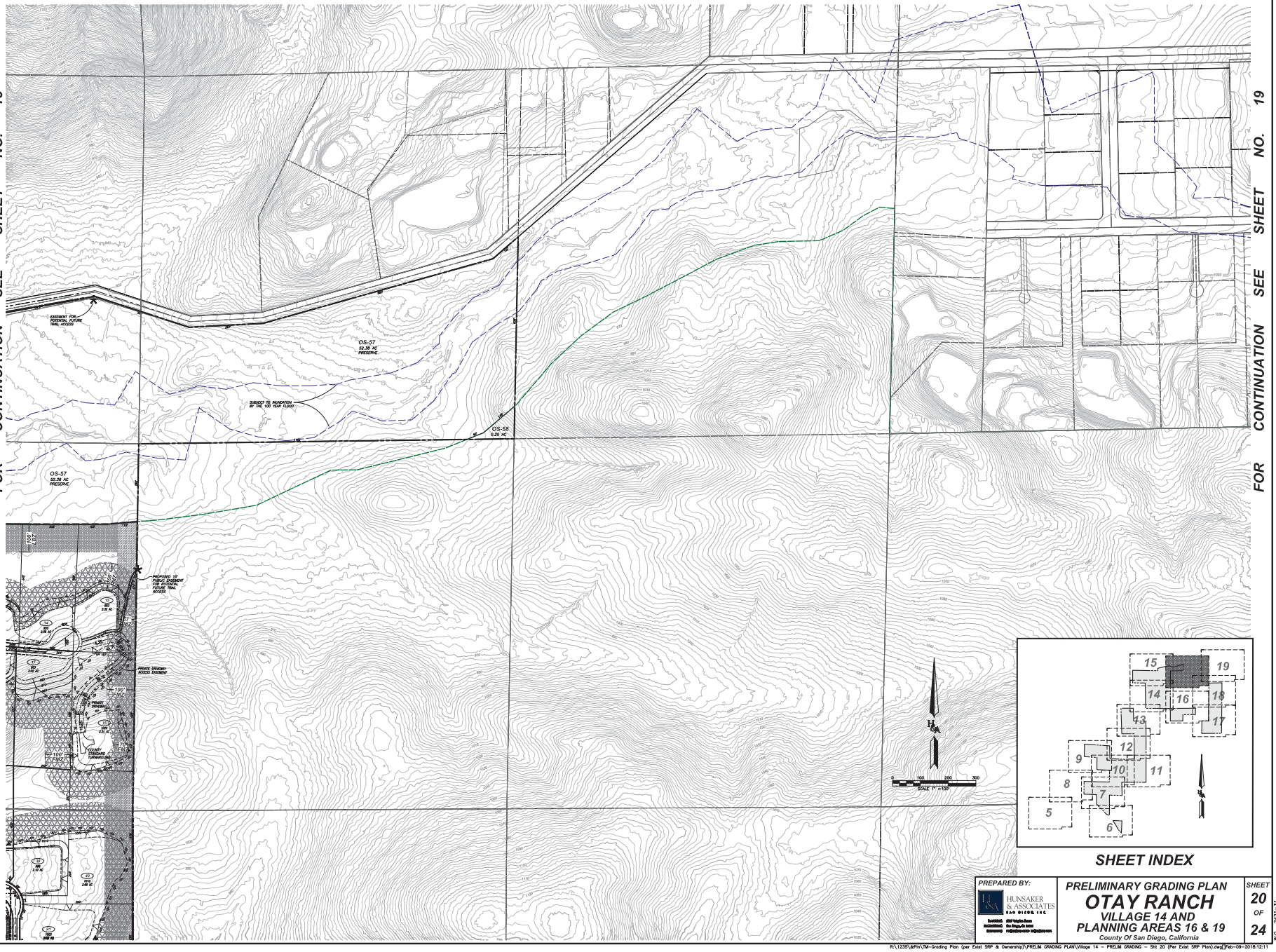
FOR CONTINUATION SEE SHEET NO. 15

FOR CONTINUATION SEE SHEET NO. 19



SHEET INDEX

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC

PRELIMINARY GRADING PLAN
OTAY RANCH
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R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 – PRELIM GRADING – Sht 20 (Per Exist SRP Plan).dwg[Feb-09-2018:12:11

TITLE REPORT EXCEPTIONS:

EXCEPTIONS TO TITLE LISTED BELOW ARE PER PRELIMINARY TITLE REPORT DATED SEPTEMBER 30, 2016 BY CHICAGO TITLE COMPANY, ORDER NO. 00052116-996-SD1.

A. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE AS FOLLOWS: AMOUNTS HYPERLINKED HERE.

B. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

THE FOLLOWING MATTERS AFFECT PARCELS 1 – 5

1. AN EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD OVER AND ACROSS OLD SURVEY NO. 133, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

   SAID MATTER AFFECTS PARCELS 1 AND 5

2. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN PROCTOR VALLEY ROAD.

   AFFECTS: PARCELS 1 AND 5

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
   GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
   PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
   RECORDING DATE: JUNE 7, 1983
   RECORDING NO: 83-0190255 OF OFFICIAL RECORDS
   AFFECTS: PARCELS 1 AND 5

4. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
   RECORDING DATE: JULY 31, 2006
   RECORDING NO: 2006-0540383 OF OFFICIAL RECORDS
   AFFECTS PARCEL 5

5. THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSED THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET. NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

   AFFECTS LOT 7 OF PARCEL 5

6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

   GRANTED TO: CITY OF CHULA VISTA AND COUNTY OF SAN DIEGO
   PURPOSE: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS
   RECORDED: MARCH 20, 2014, AS INSTRUMENT NO. 2014-0111210 OF OFFICIAL RECORDS
   AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE FOLLOWING MATTERS AFFECT PARCEL 6

7. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
   GRANTED TO:. KK3RM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
   PURPOSE:. ROAD AND ACCESS
   RECORDED:. JANUARY 21, 2009, AS INSTRUMENT NO. 2009-0025823 OF OFFICIAL RECORDS
   AFFECTS:. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

9. A CERTIFICATE OF COMPLIANCE
   DATED:. MAY 5, 2010
   EXECUTED BY:. DEPT. OF PLANNING AND LAND USE, COUNTY OF SAN DIEGO
   COMPLIANCE NO.:. C08-0105BA(C)12
   RECORDED:. MAY 5, 2010, AS INSTRUMENT NO. 2010-0226435 OF OFFICIAL RECORDS

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: JOURNEY PARTNERS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
    PURPOSE: ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND
    RECORDING DATE: DECEMBER 13, 2013
    RECORDING NO: 2013-0719879 OF OFFICIAL RECORDS
    AFFECTS: PARCEL 6

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
    GRANTED TO: JOURNEY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
    PURPOSE: INGRESS AND EGRESS
    RECORDING DATE: FEBRUARY 6, 2014
    RECORDING NO: 2014-0051584 OF OFFICIAL RECORDS
    AFFECTS: PARCEL 6

MATTERS AFFECTING PARCELS 7–9

12. THE FACT THAT THE PUBLIC RECORD DOES NOT DISCLOSE THAT THE OWNERSHIP OF SAID LAND INCLUDES RIGHTS OF ACCESS TO OR FROM ANY PUBLIC STREET. NOTWITHSTANDING THE INSURING CLAUSES OF THE POLICY, THE COMPANY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF A LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.

13. A CONDITIONAL CERTIFICATE OF COMPLIANCE
    DATED:. MAY 5, 2010
    EXECUTED BY:. DEPARTMENT OF PLANNING AND LAND USE
    COMPLIANCE NO.:. C08-0105BA(C)12
    RECORDED:. MAY 5, 2010 AS FILE NO. 2010-0226435, OFFICIAL RECORDS
    CONDITIONS:. NOT APPROVED FOR DEVELOPMENT

    REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS EASEMENT FOR MONITORING AND MAINTENANCE OF PRESERVE LAND" RECORDED FEBRUARY 5, 2013 AS INSTRUMENT NO. 2013-0078595 OFFICIAL RECORDS.

THE FOLLOWING MATTERS AFFECT PARCEL 10

15. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

THE FOLLOWING MATTERS AFFECT PARCEL 11

16. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

17. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    GRANTED TO: COUNTY OF SAN DIEGO
    PURPOSE: PUBLIC HIGHWAY
    RECORDED: APRIL 28, 1891, IN BOOK 191, PAGE 104 OF DEEDS
    AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

18. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    GRANTED TO: W.H. GIBSON
    PURPOSE: ROAD
    RECORDED: AUGUST 29, 1934 IN BOOK 313, PAGE 437 OF OFFICIAL RECORDS
    AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

19. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
    PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
    RECORDED: MARCH 14, 1969 AS DOCUMENT NO. 45460 OF OFFICIAL RECORDS
    AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

THE FOLLOWING MATTERS AFFECT PARCEL 12

20. THE RIGHTS OF THE PUBLIC TO USE THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD SURVEY 113 AND OLD SURVEY 133 (PROCTOR VALLEY ROAD) AS SHOWN ON THE ORIGINAL RECORDS IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY.

21. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.
    GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
    PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
    RECORDED: SEPTEMBER 29, 1955 IN BOOK 5812, PAGE 373 OF OFFICIAL RECORDS
    AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

    THE DESCRIPTION CONTAINED WITHIN THIS DOCUMENT RESULTS IN A PLOTTED LOCATION NORTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD. HOWEVER, PHYSICAL EVIDENCE (A GUY SUPPORTING AN ELECTRICAL POLE SOUTHERLY OF THE ROAD IN THE VICINITY) SUGGEST AN INTENT FOR THE EASEMENT.

THE FOLLOWING MATTERS AFFECT ALL PARCELS

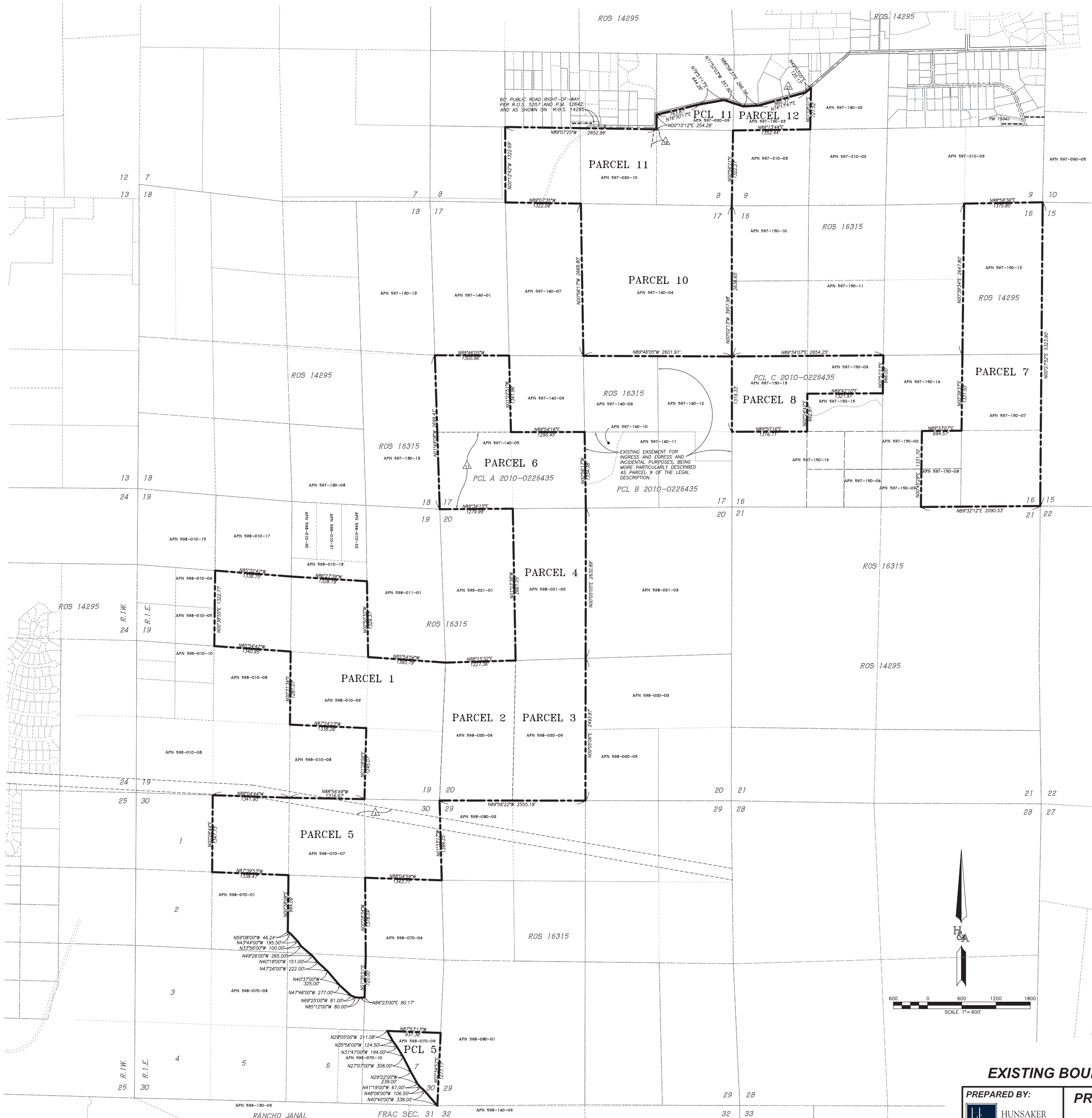
22. A DOCUMENT ENTITLED "AGREEMENT FOR INDEMNIFICATION, IMPLEMENTATION OF MITIGATION MEASURES, AND PAYMENT OF CERTAIN FEES IN CONNECTION WITH THE APPROVAL OF THE GENERAL PLAN AMENDMENT, GENERAL AND OTHER DEVELOPMENT PLANS FOR THE OTAY RANCH", EXECUTED BY CITY OF CHULA VISTA, COUNTY OF SAN DIEGO AND OTAY VISTA ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED FEBRUARY 7, 1994 AS DOCUMENT NO. 1994-0084743.

23. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

24. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

25. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

26. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
    THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
    THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.



EXISTING BOUNDARY AND ENCUMBRANCES

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OTAY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: 598-010-02

THE EAST HALF OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: 598-020-04

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: 598-020-06

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: 598-021-02

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 5: 598-070-07, 09

LOT 7, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL BEING IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 7 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 40°40'00" WEST, 338.00 FEET; THENCE NORTH 48°06'00" WEST, 106.50 FEET; THENCE NORTH 41°19'00" WEST, 67.00 FEET; THENCE NORTH 29°22'00" WEST, 239.00 FEET; THENCE NORTH 27°07'00" WEST, 308.00 FEET; THENCE NORTH 31°47'00" WEST, 194.00 FEET; THENCE NORTH 35°56'00" WEST, 124.50 FEET; THENCE NORTH 29°05'00" WEST, 210.89 FEET TO THE NORTHERLY LINE OF SAID LOT 7 AND THE POINT OF TERMINUS.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 01°35'31" EAST 572.34 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 86°23'00" WEST 80.17 FEET; THENCE NORTH 85°12'00" WEST, 80.00 FEET; THENCE NORTH 69°25'00" WEST, 81.00 FEET; THENCE NORTH 7°46'00" WEST, 277.00 FEET; THENCE NORTH 40°37'00" WEST, 325.00 FEET; THENCE NORTH 47°26'00" WEST 222.00 FEET; THENCE NORTH 40°18'00" WEST, 151.00 FEET; THENCE NORTH 49°26'00" WEST, 265.00 FEET; THENCE NORTH 33°56'00" WEST, 100.00 FEET; THENCE NORTH 43°44'00" WEST, 195.50 FEET; THENCE NORTH 59°08'00" WEST 46.11 FEET TO A POINT ON THE WESTERLY LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND THE POINT OF TERMINUS.

PARCEL 6: (APN: 597-140-05)

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 7: APN 597-150-07, 08, 12

THE EAST HALF OF THE NORTHEAST QUARTER; THE EAST HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 8: APN 597-150-03 & 13

PARCEL C OF CERTIFICATE OF COMPLIANCE RECORDED MAY 5, 2010 AS FILE NO. 2010-0226435, OFFICIAL RECORDS, BEING THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM HALF OF THE MINERALS AND MINERAL RIGHTS IN, UNDER AND ON THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, AS RESERVED IN THE DEED FROM A.R. DILLARD AND PEARL A. DILLARD, HUSBAND AND WIFE RECORDED MAY 5, 1920 IN BOOK 1251, PAGE 395 OF DEEDS.

PARCEL 9:

AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES OVER, ALONG AND ACROSS PARCEL B AS SHOWN ON CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED MAY 5, 2010 AS INSTRUMENT NO. 2010-0226435 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID EASEMENT RECITES THAT IT IS A BLANKET EASEMENT AND APPURTENANT TO PARCEL 8 DESCRIBED ABOVE. GRANTOR AND GRANTEE AGREE THAT THE LOCATION OF THE EASEMENT SHALL, IN THE FUTURE, BE CONFINED TO A SPECIFICALLY DEFINED PORTION OF THE SERVIENT TENEMENT AND THAT THE EASEMENT AS IT EXISTS TODAY IS CONFINED TO THE NORTHEAST QUADRANT OF THE SERVIENT TENEMENT IN THAT CERTAIN AREA IDENTIFIED AS "LIMITED DEVELOPMENT AREA" IN THE APPROVED OTAY RANCH GENERAL DEVELOPMENT PLAN/SUBREGIONAL PLAN, DATED JUNE 4, 1996, EACH PARTY AGREES TO COOPERATE FULLY TO SPECIFICALLY DEFINE THE LOCATION OF THE EASEMENT AS SET FORTH IN INSTRUMENT RECORDED JANUARY 29, 2014 AS INSTRUMENT NO. 2014-0038929 OF OFFICIAL RECORDS.

PARCEL 10: (APN: 597-140-04)

THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 11: (APN: 597-020-06 &10)

THE EAST HALF OF THE SOUTHEAST QUARTER LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

PARCEL 12: (APN: 597-190-23)

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF. LYING SOUTHERLY OF THE SOUTHERLY LINE OF PROCTOR VALLEY ROAD.

PREPARED BY:		SHEET
HUNSAKER & ASSOCIATES SAN DIEGO, INC PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH(858)558-4500 · FX(858)558-1414	PRELIMINARY GRADING PLAN **OTAY RANCH** VILLAGE 14 AND PLANNING AREAS 16 & 19 County Of San Diego, California	21 OF 24

W.O. 2421-31

R:\1235\&Pln\TM-Grading Plan (per Exist SRP & Ownership)\PRELIM GRADING PLAN\Village 14 – PRELIM GRADING – Sht 21 (Per Exist SRP Plan).dwg[]Feb-09-2018:12:11

VILLAGE 14 SOUTH LOTTING

NEIGHBORHOOD R-1	
LOT #	LOT AREA
1	5,024
2	4,775
3	4,775
4	4,656
5	4,614
6	4,666
7	4,306
8	4,764
9	4,657
10	4,618
11	4,412
12	4,870
13	4,427
14	4,596
15	4,526
16	4,601
17	4,667
18	4,589
19	4,584
20	4,378
21	5,304
22	7,600
23	6,976
24	6,376
25	4,400
26	4,549
27	4,388
28	4,292
29	4,338
30	4,443
31	4,343
32	4,385
33	4,365
34	4,609
35	4,445
36	4,475
37	4,789
38	4,837
39	4,609
40	4,740
41	4,566
42	4,788
43	4,487
44	4,668
45	5,479
46	7,153
47	4,665
48	4,511
49	4,383
50	4,378
51	4,301
52	4,417
53	4,592
54	4,469
55	4,541
56	4,729
57	4,826
58	5,891
59	4,864
60	5,767
61	5,346
62	5,891
63	6,082
64	6,543
65	6,868
66	6,399
67	6,277
68	6,534
69	4,286
70	4,413
71	4,422
72	4,417
73	4,372
74	4,493
75	4,454
76	5,664
77	4,884
78	4,320
79	4,250
80	4,266
81	4,109
RES. SUBTOTAL SF	392,827
RES. SUBTOTAL AC	9.02
MAX	8,082
MIN	4,250
RES. AVG LOT SIZE	4,850
CIRCULATION SF	227,060
CIRCULATION AC	5.21
TOTAL SF	619,887
TOTAL AC	14.23

NEIGHBORHOOD R-2	
LOT #	LOT AREA
1	9,380
2	8,867
3	9,432
4	8,744
5	8,562
6	10,127
7	8,618
8	7,863
9	7,961
10	8,263
11	7,971
12	15,930
13	10,430
14	10,347
15	12,532
16	11,571
17	10,067
18	9,456
19	10,176
20	13,125
21	7,690
22	7,775
23	6,633
24	9,376
25	9,483
26	6,772
27	9,876
28	9,611
29	11,567
30	10,201
31	11,079
32	8,113
33	7,199
34	7,993
35	10,101
36	12,682
37	11,147
38	6,755
39	6,892
40	9,768
41	11,640
42	11,147
43	13,375
44	7,422
45	9,479
46	10,483
47	13,460
48	15,547
49	13,208
50	8,756
51	7,378
52	7,485
53	7,233
54	8,986
55	14,599
56	8,434
57	7,751
58	9,063
59	8,984
60	10,296
61	11,480
62	14,463
63	9,148
64	7,648
65	8,636
66	9,396
67	8,274
68	10,224
69	8,776
70	9,737
71	9,670
72	11,292
73	10,546
74	10,699
75	12,156
76	9,751
77	8,718
78	8,670
79	7,216
80	10,139
81	7,404
RES. SUBTOTAL SF	784,053
RES. SUBTOTAL AC	18.24
MAX	16,547
MIN	6,633
RES. AVG LOT SIZE	9,691
CIRCULATION SF	277,669
CIRCULATION AC	6.38
TOTAL SF	1,072,552
TOTAL AC	24.62

NEIGHBORHOOD R-3	
LOT #	LOT AREA
1	7,743
2	8,867
3	8,771
4	8,744
5	8,562
6	10,127
7	8,618
8	7,863
9	7,961
10	8,263
11	10,733
12	11,944
13	10,733
14	8,206
15	7,425
16	7,117
17	7,667
18	7,121
19	7,117
20	7,824
21	8,780
22	10,625
23	12,812
24	8,342
25	8,185
26	11,580
27	14,034
28	8,915
29	8,400
30	8,646
31	8,464
32	8,223
33	10,240
34	14,746
35	12,687
36	8,354
37	8,188
38	10,130
39	13,930
40	9,600
41	10,530
42	11,217
43	10,499
44	9,153
45	10,468
46	8,348
47	10,818
48	10,379
49	7,362
50	9,562
51	11,660
52	13,110
53	14,973
54	11,574
55	11,679
56	10,026
57	10,429
58	10,245
59	8,764
60	10,048
61	14,988
62	14,381
63	13,008
64	10,545
65	11,209
66	14,692
67	13,810
68	12,411
69	13,467
70	7,862
71	8,473
72	7,791
RES. SUBTOTAL SF	731,990
RES. SUBTOTAL AC	16.80
MAX	14,973
MIN	7,117
RES. AVG LOT SIZE	10,074
CIRCULATION SF	314,356
CIRCULATION AC	7.67
TOTAL SF	1,089,585
TOTAL AC	24.55

VILLAGE 14 SOUTH SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACREAGE/ LOT AREA
R-1	SF	81	50'x95'	14.23
R-2	SF	82	60'x100'	24.62
R-3	SF	73	70'x100'	24.55
SUBTOTAL		**236**		**63.41**
NEIGHBORHOOD	**LAND USE**	**DWELLING UNITS**	**TARGET DENSITY (DU/AC)**	**NEIGH. ACREAGE/ LOT AREA**
R-4	Detached Homes	116	10 Du/Ac	11.59
SUBTOTAL		**116**		**11.59**
RESIDENTIAL UNIT/TOTAL		**352**		**74.99**
NEIGHBORHOOD	**LAND USE**	**DWELLING UNITS**	**DESCRIPTION**	**NEIGH. ACREAGE/ LOT AREA**
OS-1	HOA OS	-	Basin	3.69
OS-2	HOA OS	-	Slopes/FMZ	1.89
OS-3	HOA OS	-	Slopes/FMZ	0.76
OS-4a	HOA OS	-	Slopes/FMZ	13.37
OS-4b	CONSERVED OS	-	Potential Preserve	1.75
OS-5	HOA OS	-	Slopes/FMZ	6.13
OS-6	HOA OS	-	Slopes/FMZ	1.06
OS-7	HOA OS	-	Slopes/FMZ	0.64
OS-8	HOA OS	-	Slopes/FMZ	7.33
OS-9	HOA OS	-	Slopes/FMZ	2.49
OS-10	HOA OS	-	Slopes/FMZ	0.58
OS-11	HOA OS	-	Slopes/FMZ	0.53
OS-12	CONSERVED OS	-	Potential Preserve	12.16
SUBTOTAL	**HOA OS**	**-**		**52.35**
OS-13	Preserve	-	-Preserve OS-	42.16
OS-14	Preserve	-	-Preserve OS-	14.92
SUBTOTAL	**Preserve Subtotal**	**-**		**57.09**
P-1	Public Park	-	**So. Village Park**	2.88
SUBTOTAL	Public Park			**2.88**
PP-1	Pvt. Park-Swim Club	-	-	1.02
SUBTOTAL	Comm Facility- Swim Club			**1.02**
ONSITE PV RD.	Major Circulation			1.58
ONSITE PUBLIC ROW*	Major Circulation			1.61
SUBTOTAL				**3.19**
OVERALL V14 SOUTH TOTAL		**352**		**191.56**

* ONSITE PUBLIC ROW = CALCULATION OF REMAINING ROW OUTSIDE OF PVR AND OUTSIDE OF NEIGHBORHOOD BOUNDARY'S

VILLAGE 14 CENTRAL & NORTH LOTTING

NEIGHBORHOOD R-5	
LOT #	LOT AREA
1	5,797
2	5,797
3	5,849
4	5,695
5	5,543
6	5,691
7	5,690
8	5,843
9	5,988
10	6,309
11	6,470
12	7,188
13	6,528
14	5,849
15	5,749
16	5,982
17	6,185
18	6,089
19	6,089
20	5,964
21	5,822
22	5,771
23	5,851
24	9,855
25	13,126
26	12,838
27	8,110
28	5,160
29	5,672
30	5,874
31	5,700
32	6,338
33	6,364
34	6,037
35	6,053
36	6,132
37	6,055
38	5,841
39	5,810
40	6,093
41	5,810
42	5,864
43	5,643
44	5,515
45	5,350
46	10,979
47	7,482
48	6,673
49	7,949
50	8,791
51	7,589
52	8,977
53	8,611
54	7,192
55	7,297
56	7,691
57	8,585
58	8,624
59	8,500
60	8,807
61	9,803
62	10,414
63	11,574
64	13,273
65	8,994
66	8,640
67	11,813
68	10,648
69	9,732
70	10,126
71	9,602
72	9,454
73	9,460
74	9,396
75	9,243
76	8,873
77	8,473
78	8,398
79	8,151
80	8,914
81	7,328
82	6,751
83	8,774
84	9,247
85	7,492
86	7,015
87	7,050
88	7,255
89	7,213
90	7,237
91	7,474
92	7,454
93	8,555
94	8,198
95	8,307
96	8,229
97	9,837
98	8,849
99	8,166
100	11,458
101	9,046
102	8,514
103	8,445
RES. SUBTOTAL SF	784,313
RES. SUBTOTAL AC	18.29
MAX	13,614
MIN	5,690
RES. AVG LOT SIZE	11,383
CIRCULATION SF	350,969
CIRCULATION AC	5.76
TOTAL SF	1,049,281
TOTAL AC	24.00

NEIGHBORHOOD R-6	
LOT #	LOT AREA
1	5,827
2	6,252
3	6,250
4	5,543
5	6,324
6	9,554
7	7,952
8	7,601
9	7,493
10	10,224
11	7,447
12	6,923
13	7,946
14	7,921
15	8,297
16	9,645
17	10,265
18	11,795
19	11,793
20	14,488
21	16,459
22	9,271
23	8,223
24	9,308
25	9,400
26	9,522
27	9,900
28	8,827
29	8,761
30	8,448
31	8,700
32	8,449
33	8,364
34	8,499
35	8,526
36	8,145
37	7,853
38	7,519
39	7,606
40	7,606
41	7,713
42	8,698
43	6,916
44	8,773
45	7,336
46	10,979
47	7,482
48	6,673
49	7,745
50	8,791
51	7,219
52	7,627
53	7,672
54	7,849
55	8,418
56	8,923
57	8,092
58	8,753
59	8,842
60	8,872
61	8,994
62	8,664
63	8,967
64	8,967
65	8,843
66	8,640
67	11,813
68	10,673
69	9,732
70	10,126
71	9,602
72	9,454
RES. SUBTOTAL SF	634,095
RES. SUBTOTAL AC	14.10
MAX	16,459
MIN	6,250
RES. AVG LOT SIZE	8649
CIRCULATION SF	215,731
CIRCULATION AC	4.95
TOTAL SF	849,801
TOTAL AC	19.05

NEIGHBORHOOD R-7	
LOT #	LOT AREA
1	5,394
2	5,279
3	5,486
4	6,422
5	7,667
6	7,686
7	7,526
8	7,707
9	7,727
10	8,243
11	10,066
12	9,066
13	9,306
14	10,079
15	9,912
16	11,327
17	10,269
18	8,837
19	13,078
20	11,453
21	9,207
22	9,237
23	9,139
24	7,418
25	7,467
26	9,214
27	9,175
28	8,638
29	6,614
30	8,139
31	7,266
32	8,583
33	9,613
34	8,242
35	12,972
36	7,546
37	7,652
38	7,395
39	13,006
40	9,939
41	8,230
42	7,363
43	7,769
44	7,663
45	7,599
46	7,459
47	8,791
48	8,318
49	6,303
50	6,575
51	6,345
52	6,212
53	6,949
54	8,691
55	8,367
56	8,506
57	9,835
58	5,975
59	17,317
60	9,452
61	11,018
62	14,754
63	11,003
64	14,515
65	6,779
66	8,312
67	8,380
68	6,450
69	6,525
70	6,945
71	7,259
72	7,672
73	6,483
74	6,655
75	6,331
RES. SUBTOTAL SF	562,806
RES. SUBTOTAL AC	12.92
MAX	13,606
MIN	6,303
RES. AVG LOT SIZE	7,504
CIRCULATION SF	217,954
CIRCULATION AC	5.00
TOTAL SF	780,760
TOTAL AC	17.92

NEIGHBORHOOD R-8	
LOT #	LOT AREA
1	7,276
2	7,276
3	7,234
4	6,548
5	6,380
6	6,428
7	6,652
8	10,139
9	6,970
10	6,324
11	7,165
12	7,527
13	8,538
14	8,385
15	8,730
16	8,947
17	8,078
18	11,681
19	17,990
20	10,102
21	9,066
22	12,711
23	6,729
24	8,735
25	9,846
26	9,565
27	8,575
28	7,417
29	8,201
30	8,855
31	8,974
32	8,162
33	8,778
34	9,039
35	9,346
36	7,750
37	8,726
38	10,229
39	9,295
40	9,612
41	11,729
42	8,533
43	10,534
44	11,981
45	8,778
46	8,638
47	10,139
48	7,411
49	8,542
RES. SUBTOTAL SF	453,359
RES. SUBTOTAL AC	10.38
MAX	17,990
MIN	6,542
RES. AVG LOT SIZE	9,295
CIRCULATION SF	209,564
CIRCULATION AC	4.81
TOTAL SF	654,923
TOTAL AC	15.03

NEIGHBORHOOD R-9	
LOT #	LOT AREA
1	9,550
2	9,421
3	9,815
4	11,079
5	8,035
6	8,633
7	8,722
8	10,637
9	11,613
10	8,041
11	8,375
12	9,205
13	8,354
14	8,068
15	8,160
16	8,364
17	9,916
18	8,836
19	8,588
20	7,854
21	7,854
22	7,854
23	7,997
24	8,242
25	8,824
26	9,981
27	10,190
28	10,503
29	11,120
30	11,080
31	11,269
32	10,214
33	9,863
34	8,493
35	10,438
36	11,423
37	14,060
38	13,382
39	13,168
40	13,357
41	10,827
42	13,163
43	10,337
44	11,363
45	11,306
46	11,359
47	12,781
48	12,778
49	9,895
50	9,124
51	8,786
52	10,184
53	9,988
54	10,124
55	8,870
56	9,090
57	9,040
58	9,361
59	11,729
60	10,177
61	9,864
62	9,649
63	9,864
64	9,852
65	9,753
66	9,303
67	8,565
68	8,450
69	8,686
70	8,900
71	9,222
72	10,330
73	11,367
74	10,706
RES. SUBTOTAL SF	744,995
RES. SUBTOTAL AC	17.10
MAX	15,405
MIN	7,954
RES. AVG LOT SIZE	10,068
CIRCULATION SF	311,463
CIRCULATION AC	7.15
TOTAL SF	1,056,458
TOTAL AC	24.25

NEIGHBORHOOD R-10	
LOT #	LOT AREA
1	10,389
2	10,389
3	11,485
4	11,571
5	8,491
6	7,139
7	10,836
8	10,139
9	8,641
10	7,165
11	7,527
12	8,538
13	8,385
14	8,730
15	8,947
16	8,078
17	11,681
18	17,990
19	10,102
20	9,066
21	12,711
22	6,729
23	8,735
24	9,846
25	9,565
26	8,575
27	7,417
28	8,201
29	8,855
30	8,974
31	8,162
32	8,778
33	9,039
34	9,346
35	7,750
36	8,726
37	10,229
38	9,295
39	9,612
40	11,729
41	8,533
42	10,534
43	11,981
44	8,778
45	8,638
46	10,139
47	7,411
48	8,542
RES. SUBTOTAL SF	453,359
RES. SUBTOTAL AC	10.38
MAX	17,990
MIN	6,542
RES. AVG LOT SIZE	9,295
CIRCULATION SF	209,564
CIRCULATION AC	4.81
TOTAL SF	654,923
TOTAL AC	15.03

NEIGHBORHOOD R-11	
LOT #	LOT AREA
1	9,555
2	9,870
3	10,130
4	10,345
5	10,580
6	10,376
7	10,849
8	10,954
9	10,642
10	9,766
11	10,446
12	13,510
13	13,136
14	12,275
15	13,275
16	13,491
17	13,340
18	14,139
19	9,897
20	9,751
21	9,611
22	9,359
23	9,157
24	9,131
25	9,369
26	10,435
27	11,441
28	10,789
29	10,756
30	9,643
31	10,637
32	11,434
33	12,105
34	13,133
35	14,529
36	14,640
37	12,382
38	9,898
39	9,973
40	8,864
41	9,657
42	9,961
43	9,566
44	11,023
45	14,979
46	12,864
47	14,995
48	16,454
49	16,372
50	18,509
51	21,071
52	32,282
53	14,687
54	10,382
55	10,530
56	10,513
57	10,047
58	9,977
59	9,944
60	9,431
61	8,982
RES. SUBTOTAL SF	726,601
RES. SUBTOTAL AC	16.68
MAX	32,282
MIN	8,864
RES. AVG LOT SIZE	11,911
CIRCULATION SF	145,030
CIRCULATION AC	3.33
TOTAL SF	871,631
TOTAL AC	22.31

NEIGHBORHOOD R-12		
LOT #	LOT AREA SQ. FT.	LOT AREA ACRES
1	205,354	4.71
2	211,272	4.85
3	191,453	4.39
4	190,603	4.38
RES. SUBTOTAL SF	802,682	
RES. SUBTOTAL AC	18.43	18.97
MAX	826,767	19.00
MIN	190,603	4.38
RES. AVG LOT SIZE	200,671	4.61
CIRCULATION SF	0.00	-
CIRCULATION AC	0.00	-
TOTAL SF	802,682	802,682
TOTAL AC	18.43	18.43

VILLAGE 14 CENTRAL & NORTH SUMMARY

NEIGHBORHOOD	LAND USE	DWELLING UNITS	LOT SIZE	NEIGH. ACREAGE/ LOT AREA
R-5	SF	103	50'x100'	24.00
R-6	SF	71	60'x95'	19.05
R-7	SF	108	60'x100'	24.03
R-8	SF	75	60'x100'	17.92
R-9	SF	74	70'x100'	24.25
R-10	SF	49	70'x95'	15.03
R-11	SF	61	80'x100'	22.31
R-12	SF	2	4 AC Min	18.97
SUBTOTAL		**545**		**172.47**
RESIDENTIAL UNIT/TOTAL		**545**		**172.47**
NEIGHBORHOOD	**LAND USE**	**DWELLING UNITS**	**DESCRIPTION**	**NEIGH. ACREAGE/ LOT AREA**
OS-1R	HOA OS	-	Slopes/FMZ	1.30
OS-12a	HOA OS	-	Slopes/FMZ	0.06
OS-17b	HOA OS	-	Slopes/FMZ	0.09
OS-17c	HOA OS	-	Slopes/FMZ	0.06
OS-18	HOA OS	-	Slopes/FMZ	5.40
OS-19	HOA OS	-	Slopes/FMZ	0.77
OS-20a	HOA OS	-	Slopes/FMZ	10.62
OS-20b	CONSERVED OS	-	Potential Preserve	5.53
OS-24a	HOA OS	-	WTR TANK	3.26
OS-21b	CONSERVED OS	-	Potential Preserve	0.71
OS-22	HOA OS	-	Slopes/FMZ	3.60
OS-23	HOA OS	-	Slopes/FMZ	1.40
OS-24	HOA OS	-	Slopes/FMZ	6.20
OS-25	HOA OS	-	Slopes/FMZ	0.87
OS-26	HOA OS	-	Slopes/FMZ	2.03
OS-27	HOA OS	-	Slopes/FMZ	1.36
OS-28	HOA OS	-	Slopes/FMZ	2.75
OS-29	HOA OS	-	Basin	7.46
OS-30a	CONSERVED OS	-	Potential Preserve	1.10
OS-31	HOA OS	-	Slopes/FMZ	0.96
OS-32	HOA OS	-	Slopes/FMZ	1.37
OS-35	HOA OS	-	Slopes/FMZ	0.42
OS-36	CONSERVED OS	-	Potential Preserve	15.69
OS-39	HOA OS	-	Slopes/FMZ	1.36
OS-40	HOA OS	-	Slopes/FMZ	6.36
OS-43	HOA OS	-	Basin	3.30
OS-44	HOA OS	-	Slopes/FMZ	0.67
OS-45	HOA OS	-	Slopes/FMZ	2.58
OS-46	HOA OS	-	Slopes/FMZ	0.55
OS-47	HOA OS	-	Slopes/FMZ	5.40
OS-48	HOA OS	-	Slopes/FMZ	4.34
OS-49	HOA OS	-	Slopes/FMZ	0.07
OS-50	HOA OS	-	Slopes/FMZ	0.11
OS-51	HOA OS	-	Slopes/FMZ	0.20
SUBTOTAL	**HOA OS**	**-**		**103.18**
OS-15a	Preserve	-	-Preserve OS-	0.25
OS-15b	Preserve	-	-Preserve OS-	132.95
OS-30a	Preserve	-	-Preserve OS-	28.18
OS-33	Preserve	-	-Preserve OS-	3.72
OS-34	Preserve	-	-Preserve OS-	4.27
OS-38	Preserve	-	-Preserve OS-	4.84
OS-37	Preserve	-	-Preserve OS-	42.34
OS-41	Preserve	-	-Preserve OS-	8.81
OS-42	Preserve	-	-Preserve OS-	0.43
OS-52	Preserve	-	-Preserve OS-	0.51
SUBTOTAL	**Preserve Subtotal**	**-**		**216.79**
P-2	Public Park	-	**Central Park**	2.23
P-3a	Public Park	-	**Scenic Park**	2.22
P-3b	Public Park	-	**Scenic Park**	1.50
SUBTOTAL	Public Park			**10.95**
PP-2	Pvt. Park-Swim Club	-	-	1.24
PP-3	Pvt. Park-Comm Facility	-	-	0.73
PP-4	Pvt. Park-Comm Facility	-	-	1.54
SUBTOTAL	Comm Facility-Swim Club			**3.50**
PPP-1	Private HOA Pocket Park	-	-	0.29
PPP-2	Private HOA Pocket Park	-	-	0.17
PPP-3	Private HOA Pocket Park	-	-	0.25
PPP-4	Private HOA Pocket Park	-	-	0.22
PPP-5	Private HOA Pocket Park	-	-	0.22
PPP-6	Private HOA Pocket Park	-	-	0.17
PPP-7	Private HOA Pocket Park	-	-	0.22
PPP-8	Private HOA Pocket Park	-	-	0.16
PPP-9	Private HOA Pocket Park	-	-	0.22
PPP-10	Private HOA Pocket Park	-	-	0.78
PPP-11	Private HOA Pocket Park	-	-	0.20
PPP-12	Private HOA Pocket Park	-	-	0.20
PPP-13	Private HOA Pocket Park	-	-	0.25
PPP-14	Private HOA Pocket Park	-	-	0.20
PPP-15	Private HOA Pocket Park	-	-	0.23
PPP-16	Private HOA Pocket Park	-	-	0.29
SUBTOTAL	Private HOA Pocket Park	**0**	**0**	**4.56**
PS-1	Public Safety	-	-	**2.31**
SUBTOTAL	PS	**0**	**0**	**2.31**
MU-1	Commercial	-	-	**5.97**
SUBTOTAL	CDMU	**0**	**0**	**5.97**
S-1.7	Elementary School	**97**	**10 Du/Ac**	**9.65**
SUBTOTAL	School	**0**	**0**	**9.65**
ONSITE PVR	Major Circulation			**0.79**
ONSITE PUR (within Preserve)	Circulation In Preserve		**Por. Adjacent to OS-15a&15b**	**0.18**
OTHER ONSITE PUBLIC ROW	Circulation In Preserve		**Por. Adjacent to OS-33 & 36**	**2.12**
OTHER ONSITE PUBLIC ROW*	Major Circulation			**3.36**
SUBTOTAL		**0**	**0**	**13.45**
OVERALL V14 CENTRAL & NORTH TOTAL		**642**		**532.14**

* ONSITE ROW = CALCULATION OF REMAINING ROW OUTSIDE OF PVR AND OUTSIDE OF NEIGHBORHOOD BOUNDARY'S

** UNITS ALLOCATED TO SCHOOL SITE AT 10 DU/AC PER THE OTAY RANCH GDP/SRP POLICIES.

PLANNING AREA 16 & 19 LOTTING

NEIGHBORHOOD R-13		
LOT #	LOT AREA SQ. FT.	LOT AREA ACRES
1	39,814	0.86
2	48,775	1.12
3	25,422	0.58
4	34,272	0.79
5	49,498	1.14
6	43,520	1.00
7	62,870	1.44
8	52,023	1.19
9	30,210	0.92
10	39,321	0.90
11	45,393	1.04
12	67,681	1.55
13	64,156	1.47
RES. SUBTOTAL SF	562,955	-
RES. SUBTOTAL AC	13.36	13.36
MAX	64

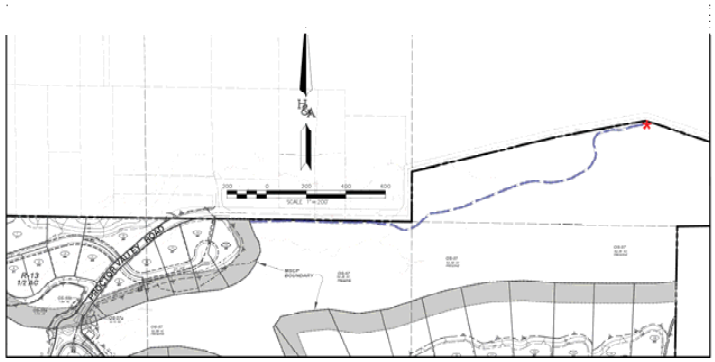
PLANNING AREA 16 & 19
LOTTING-PVR OPT.

NEIGHBORHOOD R-13

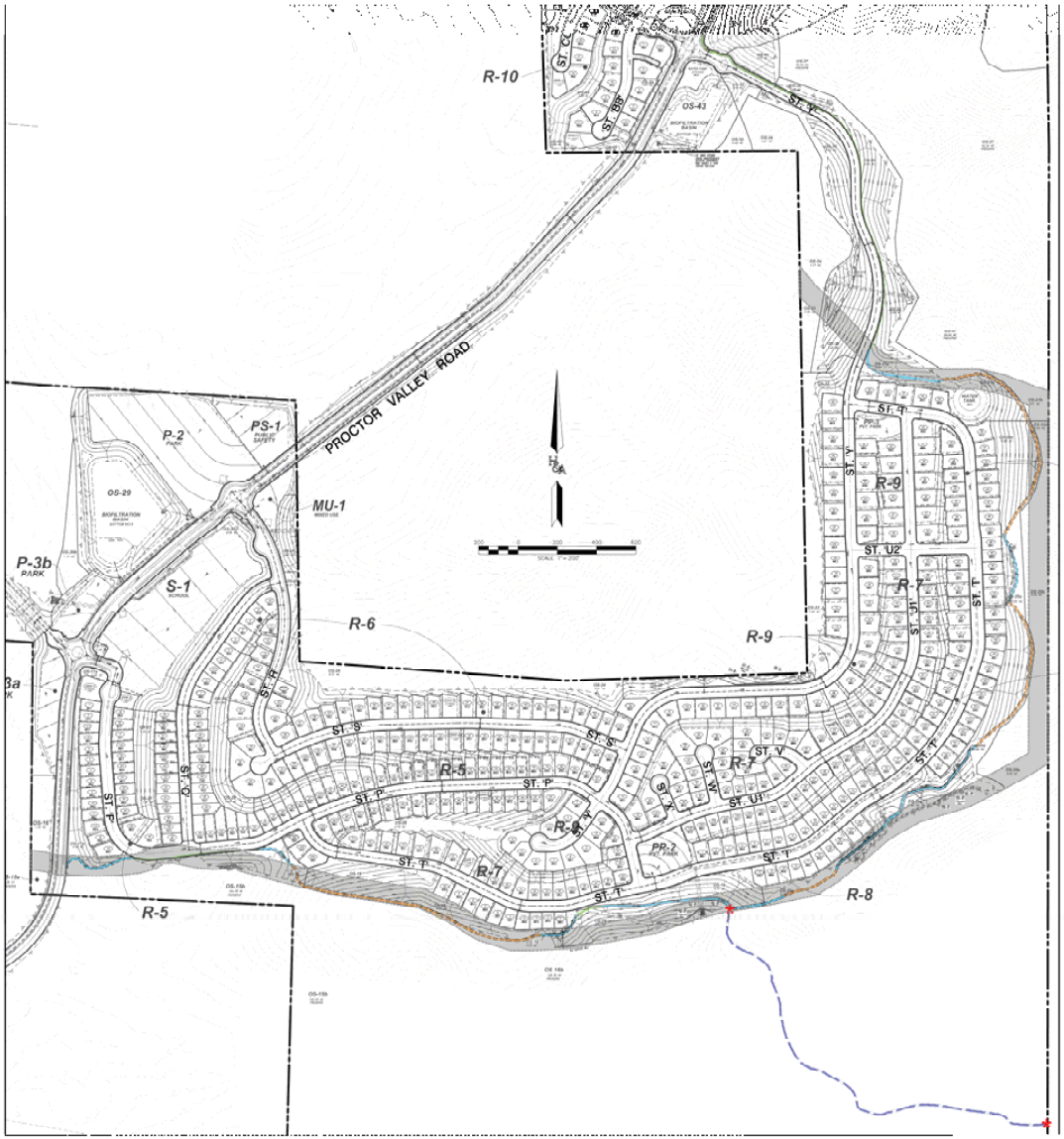
LOT #	LOT AREA SQ. FT.	LOT AREA ACRES
1	46,410	1.07
2	46,410	1.07
3	46,410	1.07
4	46,410	1.07
5	46,410	1.07
6	46,410	1.07
7	63,870	1.47
8	44,910	1.03
9	38,462	0.88
10	37,512	0.86
11	45,178	1.04
12	46,896	1.08
13	64,164	1.47
SUBTOTAL SF	666,240	
PER SUBTOTAL AC	15.30	15.30
MAX	66,150	1.52
MIN	25,402	0.58
PER INCLUSTER	46,410	1.07
CIRCULATION SF	0.00	
CIRCULATION AC	0.00	
TOTAL SF	666,240	662,000
TOTAL AC	15.30	15.20

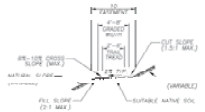
NEIGHBORHOOD R-14

LOT #	LOT AREA SQ. FT.	LOT AREA ACRES
1	67,965	2.01
2	67,966	2.01
3	67,967	2.01
4	67,968	2.01
5	67,969	2.01
6	67,970	2.01
7	67,971	2.01
8	67,972	2.01
9	67,973	2.01
10	67,974	2.01
11	67,975	2.01
12	67,976	2.01
13	67,977	2.01
14	67,978	2.01
15	67,979	2.01
16	67,980	2.01
17	67,981	2.01
18	67,982	2.01
19	67,983	2.01
20	67,984	2.01
21	67,985	2.01
22	67,986	2.01
23	67,987	2.01
24	67,988	2.01
25	67,989	2.01
26	67,990	2.01
27	67,991	2.01
28	67,992	2.01
29	67,993	2.01
30	67,994	2.01
31	67,995	2.01
32	67,996	2.01
33	67,997	2.01
34	67,998	2.01
35	67,999	2.01
36	68,000	2.01
37	68,001	2.01
38	68,002	2.01
39	68,003	2.01
40	68,004	2.01









TYPE C TRAIL - PRIMITIVE TRAIL

NOTE: TRAIL SPECIFICATIONS PER THE COUNTY OF SAN DIEGO COMMUNITY TRAILS MASTER PLAN DESIGN AND CONSTRUCTION GUIDELINES

NOTE: UP TO 30% GRADE MAXIMUM FOR ONLY SHORT PERIODS

NOT TO SCALE

LEGEND

- PERIMETER TRAIL OPTION AT PAD GRADE
- PERIMETER TRAIL OPTION BELOW PAD GRADE
- PERIMETER TRAIL OPTION ABOVE PAD GRADE
- PRESERVE TRAIL OPTION
- POTENTIAL FUTURE TRAIL ACCESS EASEMENT
- 100' PRESERVE EDGE

PERIMETER & PRESERVE TRAIL OPTIONS

PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC.

PRELIMINARY GRADING PLAN

OTAY RANCH

VILLAGE 14 AND PLANNING AREAS 16 & 19

County Of San Diego, California

SHEET 24 OF 24

County of San Diego

RICHARD E. CROMPTON
DIRECTOR

DEPARTMENT OF PUBLIC WORKS
5510 OVERLAND AVE, SUITE 410
SAN DIEGO, CALIFORNIA 92123-1237
(858) 694-2212 FAX: (858) 694-3597
Web Site: www.sdcounty.ca.gov/dpw/

October 5, 2018

GDCI PROCTOR VALLEY L P
2245 San Diego AVE Suite 223
SAN DIEGO, CA 92110

REQUEST FOR DESIGN EXCEPTION (DER) TO PUBLIC ROAD STANDARDS, GPA-16-008, SP-16-002, TM-5616 (OTAY RANCH VILLAGE 14, PLANNING AREAS 16 and 19)- JAMUL DULZURA SUBREGIONAL PLAN AREA

The Department of Public Works (DPW) and Department of Planning & Development Services (PDS) have reviewed the requested DER's (11) submitted for the proposed Otay Village 14 development, dated August 2018. The requests are summarized for the following roadway facilities:

Section 1-Proctor Valley Road: Not a part of this response memo since this section of the roadway is within City of Chula Vista's jurisdiction.

Section 2-Proctor Valley Road (Exhibit A): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2A, expand the right-of-way from 64 feet to 68 feet, provide a 4-foot raised median, reduce the parkway from 12 feet to 6 feet and eliminate sidewalk on the west side of the road, increase parkway from 12 feet to 18 feet and provide a 10-foot Community Pathway along the east side of the road (separated from the travel lane by a 6-foot-wide landscaping), and allow bike lanes with buffers within the shoulders.

Section 3-Proctor Valley Road (Exhibit B): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2A, expand the right-of-way from 64 feet to 73 feet, provide a 4-foot raised median, reduce the parkway from 12 feet to 6 feet and eliminate sidewalk on the west side of the road, increase the parkway from 12 feet to 23 feet and provide a 10-foot Community Pathway and a 5-foot sidewalk along the east side of the road (separated from the travel lane by a 6-foot-wide landscaping), allow bike lanes with

buffers within the shoulders, and reduce design speed from 40 to 30 miles per hour (mph) and 20 mph through the roundabouts.

Section 4-Proctor Valley Road (Exhibit C): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2A, expand the right-of-way from 64 feet to 83 feet, provide a 14'-foot raised median, reduce parkway from 12 feet to 6 feet and eliminate sidewalk on the west side of the road, increase the parkway from 12 feet to 23 feet and provide a 10-foot Community Pathway and a 5-foot sidewalk along the east side of the road (separated from the travel lane by a 6-foot-wide landscaping), allow bike lanes with buffers within the shoulders, and reduce the design speed from 40 to 30 mph and 20 mph through the roundabouts.

Section 5-Proctor Valley Road (Exhibit D): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2A, expand the right-of-way from 64 feet to 77 feet, provide a 4-foot raised median, reduce parkway from 12 feet to 11 feet and provide a 5-foot sidewalk along the west side of the road (separated from the travel lane by a 6-foot-wide landscaping), increase the parkway from 12 feet to 22 feet and provide a 10-foot Community Pathway along the east side of the road (separated from the travel lane by a minimum of 6-foot-wide landscaping), allow bike lanes with buffers within the shoulders, and reduce the design speed from 40 to 30 mph and 20 mph through the roundabouts.

Section 6-Proctor Valley Road (Exhibit E): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2E, expand the right-of-way from 64 feet to 73 feet, reduce the parkway from 12 feet to 11 feet and provide a 5-foot sidewalk along the west side of the road (separated from the travel lane by a 6-foot-wide landscaping) , increase the parkway from 12 feet to 22 feet and provide a 10-foot meandering Community Pathway along the east side of the road (separated from the travel lane by a minimum of 6-foot-wide landscaping), allow bike lanes with buffers within the shoulders, and reduce the design speed from 40 to 30 mph and 20 mph through the roundabouts.

Section 10-Proctor Valley Road (Exhibit K): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2F, reduce the right-of-way from 64 feet to 40 feet, reduce shoulders from 8 feet to 2 feet on both sides of the road, reduce the parkway from 12 feet to 2 feet and eliminate sidewalk on the west side of the road, reduce the parkway from 12 feet to 10 feet and provide 10-foot Community Pathway along the east side of the road.

Section 10a-Proctor Valley Road (Exhibit O): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2F, modify the right-of-way from 64 feet to a variable width of 64 to 73 feet, modify the shoulder width from 8 feet to a variable width of 5 to 8 feet on both sides of the

road, allow bike lanes with buffers within the shoulders, reduce the parkway from 12 feet to 5 feet and eliminate sidewalk on the west side of the road, increase parkway from 12 feet to variable width of 14 to 19 feet and provide 10-foot Community Pathway along the east side of the road.

Section 10b-Proctor Valley Road (Exhibit P): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2F,reduce the right-of-way from 64 feet to 48 feet, reduce the shoulder width from 8 feet to 5 feet, allow bike lanes within the shoulders, reduce the parkway from 12 feet to 4 feet and eliminate sidewalk on the west side of the road, reduce the parkway from 12 feet to 10 feet and provide 10-foot Community Pathway along the east side of the road.

Section 10c-Proctor Valley Road (Exhibit Q): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2E, reduce the shoulder width from 8 feet to 5 feet on both sides of the road, allow bike lanes within the shoulders, and increase the parkway from 12 feet to 15 feet and provide 5-foot unpaved shoulder on the west side and a 10-foot Community Pathway on the east side of the road.

Sections 12 and 12a-Modified Public Rural Residential (Exhibits L and M): Request is to reduce design speed from 30 to 25 mph, reduce minimum horizontal curve radius from 200 feet to 100 feet, and increase the maximum grade from 15% to 16%.

The responses are separated into two categories: 1) Proctor Valley Road, and 2) connection road between Village 14 and Planning Areas 16 and 19.

Proctor Valley Road:

County staff can support and recommend approval of DER's for Sections 2 through 6 and 10a through 10c.

Connection road between Village 14 and Planning Areas 16 and 19.

County staff can support and recommend approval of DER's for Sections 12 and 12a.

County staff **does not** support DER for Section 10 on Proctor Valley Road between Street AA to the existing Proctor Valley connection in Planning Area 19. Staff recommends that the applicant provides improvements consistent with DER's for Sections 10a through 10c.

REQUEST FOR A MODIFICATION TO PUBLIC ROAD STANDARDS: OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19, PDS2016-SP-16-002

Basis for staff's recommendation:

DER for Section10: Staff does not support the proposed 40-foot right-of-way and improvements because a 40-foot right-of-way does not provide adequate space for all the required roadway features such as any required signage along the Proctor Valley Road.

If the Board selects the applicant's option, staff recommends a minimum of 48' of right-of-way and improvements consistent with DER of Section 10b be requested for Proctor Valley between Street AA to the existing Proctor Valley connection in Planning Area 19. A minimum of 48' right-of-way is required to provide adequate space for the proper construction of the required roadway features along this section of the road.

If you have any questions or need additional information related to this request, please contact Zoubir Ouadah, DPW County Traffic Engineer at (858) 694-3857, or the following e-mail address: Zoubir.Ouadah@sdcounty.ca.gov.

Sincerely,

Derek Gade, P.E.
Assistant Director

cc: Vince Nicoletti - Land Development
Ed Sinsay - Planning & Development Services
Mark Slovick - Planning & Development Services
Greg Mattson - Planning & Development Services
Murali Pasumarthi – Department of Public Works
Zoubir Ouadah – Department of Public Works

Attachment: Design Exception Request Otay Ranch (Village 14 and Planning Areas 16/19)

REQUEST FOR A MODIFICATION TO PUBLIC ROAD STANDARDS: OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19, PDS2016-SP-16-002

NATURE OF REQUEST:

Departments of Public Works (DPW) and Planning & Development Services (PDS) have reviewed the request for a design exception to County Public Road Standards (Standards) dated August 2018. The requests are summarized for the following roadway facilities:

Section 1-Proctor Valley Road: Not a part of this response memo since this section of the roadway is within City of Chula Vista's jurisdiction.

Section 2-Proctor Valley Road (Exhibit A): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2A, expand the right-of-way from 64 feet to 68 feet, provide a 4-foot raised median, reduce the parkway from 12 feet to 6 feet and eliminate sidewalk on the west side of the road, increase parkway from 12 feet to 18 feet and provide a 10-foot Community Pathway along the east side of the road (separated from the travel lane by a 6-foot-wide landscaping), and allow bike lanes with buffers within the shoulders.

Section 3-Proctor Valley Road (Exhibit B): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2A, expand the right-of-way from 64 feet to 73 feet, provide a 4-foot raised median, reduce the parkway from 12 feet to 6 feet and eliminate sidewalk on the west side of the road, increase the parkway from 12 feet to 23 feet and provide a 10-foot Community Pathway and a 5-foot sidewalk along the east side of the road (separated from the travel lane by a 6-foot-wide landscaping), allow bike lanes with buffers within the shoulders, and reduce design speed from 40 to 30 miles per hour (mph) and 20 mph through the roundabouts.

Section 4-Proctor Valley Road (Exhibit C): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2A, expand the right-of-way from 64 feet to 83 feet, provide a 14'-foot raised median, reduce parkway from 12 feet to 6 feet and eliminate sidewalk on the west side of the road, increase the parkway from 12 feet to 23 feet and provide a 10-foot Community Pathway and a 5-foot sidewalk along the east side of the road (separated from the travel lane by a 6-foot-wide landscaping), allow bike lanes with buffers within the shoulders, and reduce the design speed from 40 to 30 mph and 20 mph through the roundabouts.

Section 5-Proctor Valley Road (Exhibit D): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2A, expand the right-of-way from 64 feet to 77 feet, provide a 4-foot raised median, reduce parkway from 12 feet to 11 feet and provide a 5-foot sidewalk along the west side of the road (separated from the travel lane by a 6-foot-wide landscaping), increase the parkway from 12 feet to 22 feet and provide a 10-foot Community Pathway along the east side of the road (separated from the travel lane by a

minimum of 6-foot-wide landscaping), allow bike lanes with buffers within the shoulders, and reduce the design speed from 40 to 30 mph and 20 mph through the roundabouts.

Section 6-Proctor Valley Road (Exhibit E): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2E, expand the right-of-way from 64 feet to 73 feet, reduce the parkway from 12 feet to 11 feet and provide a 5-foot sidewalk along the west side of the road (separated from the travel lane by a 6-foot-wide landscaping) , increase the parkway from 12 feet to 22 feet and provide a 10-foot meandering Community Pathway along the east side of the road (separated from the travel lane by a minimum of 6-foot-wide landscaping), allow bike lanes with buffers within the shoulders, and reduce the design speed from 40 to 30 mph and 20 mph through the roundabouts.

Section 10-Proctor Valley Road (Exhibit K): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2F, reduce the right-of-way from 64 feet to 40 feet, reduce shoulders from 8 feet to 2 feet on both sides of the road, reduce the parkway from 12 feet to 2 feet and eliminate sidewalk on the west side of the road, reduce the parkway from 12 feet to 10 feet and provide 10-foot Community Pathway along the east side of the road.

Section 10a-Proctor Valley Road (Exhibit O): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2F, modify the right-of-way from 64 feet to a variable width of 64 to 73 feet, modify the shoulder width from 8 feet to a variable width of 5 to 8 feet on both sides of the road, allow bike lanes with buffers within the shoulders, reduce the parkway from 12 feet to 5 feet and eliminate sidewalk on the west side of the road, increase parkway from 12 feet to variable width of 14 to 19 feet and provide 10-foot Community Pathway along the east side of the road.

Section 10b-Proctor Valley Road (Exhibit P): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2F,reduce the right-of-way from 64 feet to 48 feet, reduce the shoulder width from 8 feet to 5 feet, allow bike lanes within the shoulders, reduce the parkway from 12 feet to 4 feet and eliminate sidewalk on the west side of the road, reduce the parkway from 12 feet to 10 feet and provide 10-foot Community Pathway along the east side of the road.

Section 10c-Proctor Valley Road (Exhibit Q): Request is to revise the classification of Proctor Valley Road from Light Collector 2.2E to Modified Light Collector 2.2E, reduce the shoulder width from 8 feet to 5 feet on both sides of the road, allow bike lanes within the shoulders, and increase the parkway from 12 feet to 15 feet and provide 5-foot unpaved shoulder on the west side and a 10-foot Community Pathway on the east side of the road.

Sections 12 and 12a-Modified Public Rural Residential (Exhibits L and M): Request is to reduce design speed from 30 to 25 mph, reduce minimum horizontal curve radius from 200 feet to 100 feet, and increase the maximum grade from 15% to 16%.

BACKGROUND:

The project, Otay Ranch Village 14 and Planning Areas 16/19, proposes development of 1,119 homes within Otay Ranch Village 14 and Planning Areas 16 & 19 (PAs 16 & 19). Approximately 994 of the 1,119 homes will be located in Village 14, set in three district neighborhoods (South, Central and North Villages). In addition, there are 13 one-acre estates in PA 19 and 112 Ranchettes located in PA 16. Access to the site will be provided by Proctor Valley Road which will be constructed in phases providing connection to City of Chula Vista to the South and City of Jamul to the north.

Applicant's request is based on the following:

1. The reduction of off-site south and central Proctor Valley Road improvements within the City of San Diego Cornerstone lands is intended to minimize grading impacts on adjacent environmentally sensitive areas and RMP Preserve areas.
2. This proposed design provides a rural characteristic for Proctor Valley as it transitions from the more intensive land uses within the City of Chula Vista, toward the more rural Jamul community.
3. The proposed design encourages slower speeds to avoid creating a barrier which bisects the community.
4. Modifications to the parkway enhances the pedestrian experience and provides an increased sense of pedestrian safety and comfort.
5. The reduced design speed through the off-site central segment of Proctor Valley enhances the pedestrian safety, improves roundabout operations, and allows an alignment flexibility to avoid impacts to vernal pools where they occur.
6. The expansion of on-site Central Proctor Valley Road improvements is intended to create a sense of arrival and enhance pedestrian activity or provide continuous Community Pathway between the residential neighborhoods.

PROJECT MANAGEMENT TEAM REVIEW:

It is recommended that the Director of Planning & Development Services support all requests **except** DER for Section 10.

REQUEST FOR A MODIFICATION TO PUBLIC ROAD STANDARDS: OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19, PDS2016-SP-16-002

Decision is based upon the following:

1. County of San Diego traffic Engineer (County Traffic Engineer) has reviewed the request and has no objection to DER's for Sections 2 through 6, 10a through 10c 12 and 12a. However, the County Traffic Engineer has objection to DER for Section10 since the proposed right-of-way and improvements do not provide adequate space for the required road features along Proctor Valley Road.

2. PDS Project Planning Manager concurs with the applicant's request with the exception of DER for Section 10.

RECOMMENDATION:

The Project Team recommends supporting the applicant's DER's 2 through 6, 10a through 10c 12 and 12a.

Request Recommended / Not Recommended: _____ Date: 10/5/18

Edwin M. Sinsay

Request Recommended / Not Recommended: _____ Date: 10-5-18

Vince Nicoletti

County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 ▪ Fax (858) 694-2555
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

August 30, 2018

GDCI PROCTOR VALLEY L P
2245 San Diego AVE Suite 223
SAN DIEGO, CA 92110

REQUEST FOR DESIGN EXCEPTION TO PRIVATE ROAD STANDARDS, GPA-16-008, SP-16-002, TM-5616 (OTAY RANCH VILLAGE 14, PLANNING AREAS 16 and 19)- JAMUL DULZURA SUBREGIONAL PLAN AREA

The Department of Planning & Development Services (PDS) has reviewed the requested design modifications to Private Road Standards submitted for the proposed Village 14 development (attached and dated March 30, 2017). The requests are summarized for the following roads:

1. Private Modified Residential Collector (Typical Cross Section 7 shown on Exhibit F):
    a. Reduce the right-of-way from 60 feet to 49 feet.
    b. Reduce width of improvements from 40 feet to 32-foot.
    c. Reduce shoulder from 8 feet to 4 feet to eliminate parking from both sides of the street.
    d. Increase the parkway width from 10 feet to 11 feet and provide a non-contiguous sidewalk separated from the travel lanes by a 5-foot landscaped parkway on the eastern side of the road.
    e. Reduce the parkway width from 10 feet to 6 feet and eliminate sidewalk on the west side of the road.
    f. Reduce design speed from 30 to 25 mph.
    g. Reduce intersection spacing from 200 feet to 150 feet.
    h. Reduce minimum horizontal curve radius from 300 feet to 200 feet.

2. Private Modified Residential Collector (Typical Cross Section 8 shown on Exhibit G): There are two alternatives requested for this cross section. The second alternative is proposed in areas where street is single-loaded and the eight feet shoulder can be eliminated from the improvements.

    I. The first option's request is to:
        a. Expand the right-of-way from 60 feet to 62 feet.
        b. Increase the parkway width from 10 feet to 11 feet and provide noncontiguous sidewalks separated from the travel lanes by a 6-foot landscaped parkway on both sides of the street.
        c. Reduce design speed from 30 to 25 mph.

d. Reduce the intersection spacing from 200 feet to 150 feet.
e. Reduce the minimum horizontal curve radius from 300 feet to 200 feet.

II. The second option's request is to:
a. Reduce the right-of-way from 60 to 54 feet.
b. Eliminate the 8-foot shoulder/parking along one side of the street. This alternative is implemented in areas where the street is single-loaded.
c. Increase the parkway width from 10 feet to 11 feet and provide noncontiguous sidewalks separated from the travel lanes by a 6-foot landscaped parkway on both sides of the street.
d. Reduce design from 30 to 25 mph.
e. Reduce the intersection spacing from 200 feet to 150 feet.
f. Reduce the minimum horizontal curve radius from 300 feet to 200 feet.

3. Private Modified Residential Collector (Typical Cross Section 8a shown on Exhibit H): There are two alternatives requested for this cross section. The second alternative is proposed in areas where street is single-loaded and the eight feet shoulder can be eliminated from the improvements.

I. The first option's request is to:
a. Expand the right-of-way from 60 feet to 63 feet.
b. Increase the width of the parkway from 10 feet to 11 and 12 feet on east and west side of the road respectively and provide noncontiguous sidewalks separated from the travel lanes by a 6-foot landscaped parkway on both sides of the street.
c. Reduce design speed from 30 to 25 mph.
d. Reduce the intersection spacing from 200 feet to 150 feet.
e. Reduce the minimum horizontal curve radius from 300 feet to 200 feet.

II. The second option's request is to:
a. Reduce the right-of-way from 60 to 55 feet.
b. Reduce the width of improvements from 40 feet to 32 feet and eliminate the 8-foot shoulder/parking along one side of the street. This alternative is implemented in areas where the street is single-loaded.
c. Increase the width of the parkway from 10 feet to 11 and 12 feet on east and west side of the street respectively and provide noncontiguous sidewalks separated from the travel lanes by a 6-foot landscaped parkway on both sides of the street.
d. Reduce design from 30 to 25 mph.
e. Reduce the intersection spacing from 200 feet to 150 feet.
f. Reduce the minimum horizontal curve radius from 300 feet to 200 feet.

4. Private Modified Residential Road (Typical Cross Section 9 shown on Exhibit R):
   There are two alternatives requested for this cross section. The second alternative is proposed in areas where street is single-loaded and the four feet shoulder can be eliminated from the improvements.

   I. The first option's request is to:
      a. Expand the right-of-way from 56 feet to 58 feet.
      b. Increase the width of the parkway from 10 feet to 11 feet and provide a non-contiguous sidewalk separated from the travel lanes by a 6-foot landscaped parkway on the both sides of the road.
      c. Reduce design speed from 30 to 25 mph.
      d. Reduce the intersection spacing from 200 feet to 150 feet.
      e. Reduce the minimum horizontal curve radius from 200 feet to 150 feet.

   II. The second option's request is to:
      a. Reduce the right-of-way from 56 feet to 54 feet.
      b. Eliminate the 4-foot shoulder/parking along one side of the street. This alternative is implemented in areas where the street is single-loaded.
      c. Increase the width of the parkway from 10 feet to 11 feet and provide a non-contiguous sidewalk separated from the travel lanes by a 6-foot landscaped parkway on the both sides of the road.
      d. Reduce design from 30 to 25 mph.
      e. Reduce the intersection spacing from 200 feet to 150 feet.
      f. Reduce the minimum horizontal curve radius from 200 feet to 150 feet.

5. Private Modified Residential Road (Typical Cross Section 9a shown on Exhibit I):
   There are two alternatives requested for this cross section. The second alternative is proposed in areas where street is single-loaded and the four feet shoulder can be eliminated from the improvements.

   I. The first option's request is to:
      a. Expand the right-of-way from 56 feet to 59 feet.
      b. Increase the width of the parkway from 10 feet to 11 and 12 feet along west and east side of the road respectively and provide noncontiguous sidewalks separated from the travel lanes by a 6-foot landscaped parkway on both sides of the street.
      c. Reduce design speed from 30 to 25 mph.
      d. Reduce the intersection spacing from 200 feet to 150 feet.
      e. Reduce the minimum horizontal curve radius from 200 feet to 150 feet.

   II. The second option's request is to:
      a. Reduce the right-of-way from 56 feet to 55 feet.

b. Eliminate the 4-foot shoulder/parking along one side of the street. This alternative is implemented in areas where the street is single-loaded.
c. Increase the width of the parkway from 10 feet to 11 and 12 feet along west and east side of the road respectively and provide noncontiguous sidewalks separated from the travel lanes by a 6-foot landscaped parkway on both sides of the street.
d. Reduce design from 30 to 25 mph.
e. Reduce the intersection spacing from 200 feet to 150 feet.
f. Reduce the minimum horizontal curve radius from 200 feet to 150 feet.

6. Private Modified Residential Road (Typical Cross Section 9b shown on Exhibit J):
   a. Expand the right-of-way from 56 feet to 69 feet.
   b. Increase the width of improvements from 36 feet to 46 feet.
   c. Increase the parkway width from 10 feet to 11 and 12 feet along west and east side of the road respectively and provide a non-contiguous sidewalk separated from the travel lanes by a 6-foot landscaped parkway on the both sides of the road.
   d. Reduce design speed from 30 to 25 mph.
   e. Reduce minimum horizontal curve radius from 200 feet to 150 feet.

7. Private Rural Residential Road (Typical Cross Section 13 shown on Exhibit N):
   a. Reduce design speed from 30 to 25 mph.
   b. Reduce minimum horizontal curve radius from 200 feet to 100 feet.
   c. Increase the maximum grade from 15% to 16%.

PDS is able to support your request for this design listed above. The proposed improvement width is acceptable to the County Fire Protection District Service Area No. 135. It has been determined that your requests for exceptions identified above will not adversely affect the safety and flow of traffic in this area.

If you have any questions or need additional information related to this requests, please contact Edwin Sinsay, LD Manager, at (858) 694-2486.

Sincerely,

Kathleen Flannery
ASSISTANT DIRECTOR

KF: EMS: TG
cc: PDS2016-SP-16-002
email cc:
Jarrett Ramaiya, Chief, Land Development

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - SCHOOL

ZONING DIVISION

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

GDCI Proctor Valley, LP — (619) 267-4904
Owner's Name — Phone

c/o Jackson Pendo Development 2245 San Diego Ave, Suite 223
Owner's Mailing Address — Street

San Diego — CA — 92110
City — State — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

Sc

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. **LEGISLATIVE ACT**
- [x] Rezones changing Use Regulations or Development Regulations
- [x] General Plan Amendment
- [x] Specific Plan
- [ ] Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
- [x] Rezones changing Special Area or Neighborhood Regulations
- [x] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [x] Boundary Adjustment
- [ ] Major Use Permit (MUP), purpose:_____
- [ ] Time Extension...Case No._____
- [ ] Expired Map...Case No._____
- [x] Other General Plan Amendments

C.
- [x] Residential . . . . . Total number of dwelling units 1,119
- [x] Commercial . . . . . Gross floor area 7,500 square feet
- [ ] Industrial . . . . . Gross floor area_____
- [x] Other . . . . . Gross floor area 9.7 acre school, 2.3 acre fire station

D. [x] Total Project acreage 1,283 Total number lots 995

Assessor's Parcel Number(s)
(Add extra if necessary)

SEE ATTACHED	

Thomas Guide Page 1292 Grid C7

12800 Proctor Valley Road, Chula Vista
Project address — Street

Jamul Dulzura/Otay Subregion — 91914
Community Planning Area/Subregion — Zip

Applicant's Signature: _____ CEO OF MANAGER Date: 10/19/2016

Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110 Phone: (619) 267-4914

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: Chula Vista Elementary School District

If not in a unified district, which elementary or high school district must also fill out a form? Sweetwater Union High School District

Indicate the location and distance of proposed schools of attendance.

Elementary: Salt Creek Elementary School — miles: ≈5
Junior/Middle: _____ — miles: _____
High school: _____ — miles: _____

- [x] This project will result in the overcrowding of the [x] elementary [ ] junior/school [ ] high school. ***(Check)***
- [x] Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- [ ] Project is located entirely within the district and is eligible for service.
- [x] The project is not located entirely within the district and a potential boundary issue may exist with the Jamul-Dulzura school district.

Authorized Signature — Carolyn L. Scholl *Print Name*

Facilities Planning Manager *Print Title* — 619.425.9600 Ext. 1375 *Phone*

On completion of Section 2 by the district, applicant is to submit this form with application to:
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

Otay Ranch Proctor Valley Village 14 and Preserve
APNs By Ownership

Village 14

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05

Planning Areas 16/19

1. 597-020-10
2. 597-140-04
3. 597-020-06
4. 597-190-23
5. 597-150-13
6. 597-150-03
7. 597-150-12
8. 597-150-07
9. 597-150-08

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - SCHOOL

ZONING DIVISION

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

GDCI Proctor Valley, LP — (619) 267-4904
Owner's Name — Phone

c/o Jackson Pendo Development 2245 San Diego Ave, Suite 223
Owner's Mailing Address — Street

San Diego — CA — 92110
City — State — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

Sc

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT
- [x] Rezones changing Use Regulations or Development Regulations
- [x] General Plan Amendment
- [x] Specific Plan
- [ ] Specific Plan Amendment

B. DEVELOPMENT PROJECT
- [x] Rezones changing Special Area or Neighborhood Regulations
- [x] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [x] Boundary Adjustment
- [ ] Major Use Permit (MUP), purpose:
- [ ] Time Extension . Case No.
- [ ] Expired Map . Case No.
- [x] Other General Plan Amendments

C
- [x] Residential — Total number of dwelling units 1,119
- [x] Commercial . . . . Gross floor area 7,500 square feet
- [ ] Industrial . . . Gross floor area
- [x] Other . . . . . Gross floor area 9.7 acre school, 2.3 acre fire station

D. [x] Total Project acreage 1,283 Total number lots 995

Assessor's Parcel Number(s)
(Add extra if necessary)

SEE ATTACHED	

Thomas Guide Page 1292 Grid C7

12800 Proctor Valley Road, Chula Vista
Project address — Street

Jamul Dulzura/Otay Subregion — 91914
Community Planning Area/Subregion — Zip

Applicant's Signature: [signature] CEO OF MANAGER Date 10/19/2016

Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110 Phone (619) 267-4914

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

Sweetwater Union High
District Name:

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles _____
Junior/Middle: Bonita Vista Middle, 650 Otay Lakes Rd., Chula Vista, CA miles 7.1
High school: Bonita Vista High, 751 Otay Lakes Rd., Chula Vista, CA miles 6.4

- [x] This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. *(Check)*
- [ ] Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- [ ] Project is located entirely within the district and is eligible for service.
- [x] The project is not located entirely within the district and a potential boundary issue may exist with the Grossmont Union High school district.

[signature]
Authorized Signature

Moisés Aguirre
Print Name

Asst. Superintendent of Facilities & Operations
Print Title

619-585-6060
Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

PDS-399SC (Rev. 09/21/2012)

Otay Ranch Proctor Valley Village 14 and Preserve
APNs By Ownership

Village 14

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05

Planning Areas 16/19

1. 597-020-10
2. 597-140-04
3. 597-020-06
4. 597-190-23
5. 597-150-13
6. 597-150-03
7. 597-150-12
8. 597-150-07
9. 597-150-08

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

GDCI Proctor Valley, LP — (619) 267-4904
Owner's Name — Phone

c/o Jackson Pendo Development 2245 San Diego Ave, Suite 223
Owner's Mailing Address — Street

San Diego — CA — 92110
City — State — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____

Sc

ELEMENTARY_____
HIGH SCHOOL_____
UNIFIED_____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT
- [x] Rezones changing Use Regulations or Development Regulations
- [x] General Plan Amendment
- [x] Specific Plan
- [ ] Specific Plan Amendment

B. DEVELOPMENT PROJECT
- [x] Rezones changing Special Area or Neighborhood Regulations
- [x] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [x] Boundary Adjustment
- [ ] Major Use Permit (MUP), purpose:_____
- [ ] Time Extension...Case No._____
- [ ] Expired Map...Case No._____
- [x] Other General Plan Amendments

C.
- [x] Residential ..... Total number of dwelling units 1,119
- [x] Commercial ..... Gross floor area 7,500 square feet
- [ ] Industrial ..... Gross floor area_____
- [x] Other ..... Gross floor area 9.7 acre school, 2.3 acre fire station

D. [x] Total Project acreage 1,283 Total number lots 995

Assessor's Parcel Number(s)
(Add extra if necessary)

SEE ATTACHED	

Thomas Guide Page 1292 Grid C7

12800 Proctor Valley Road, Chula Vista
Project address — Street

Jamul Dulzura/Otay Subregion — 91914
Community Planning Area/Subregion — Zip

Applicant's Signature: [signature] CEO OF MANAGER — Date: 10/19/2016

Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110 — Phone: (619) 267-4914

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

Jamul-Dulzura Union School District
District Name:

If not in a unified district, which elementary or high school district must also fill out a form?
Grossmont School District

Indicate the location and distance of proposed schools of attendance.

Elementary: Jamul Primary & Intermediate 14567 Lyons Valley Rd. Jamul — miles: aapx 6-8

Junior/Middle: Oak Grove Middle School 14344 Olive Vista Dr., Jamul — miles: appx 6

High school:_____ — miles:_____

- [ ] This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. *(Check)*
- [ ] Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- [ ] Project is located entirely within the district and is eligible for service.
- [x] The project is not located entirely within the district and a potential boundary issue may exist with the Chula Vista & Sweetwater school district. Jamul-Dulzura is willing and able to provide schools for all homes built w/in the existing (rather than realigned) Jamul-Dulzura district boundary in Village 14 & planning areas 16 & 19.

Authorized Signature [signature] — *Print Name* Nadine Bennett

Print Title Superintendent — *Phone* (619) 669-7702

On completion of Section 2 by the district, applicant is to submit this form with application to:
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123

PDS-399SC (Rev. 09/21/2012)

• GOVERNING BOARD MEMBERS

JIM KELLY
PRISCILLA SCHREIBER
ROBERT SHIELD
JIM STIERINGER
DR. GARY WOODS

• SUPERINTENDENT

DR. TIM GLOVER

COMMITTED TO EXCELLENCE
SINCE 1920

November 1, 2016

Mr. Rob Cameron
c/o Jackson Pendo Development
GDCI Proctor Valley, LP
c/o Jackson Pendo Development
2245 San Diego Avenue, Suite 223
San Diego, CA 92110

Subject: Otay Ranch Village 14 and Planning Areas 16/19

Dear Mr. Cameron:

The District is in receipt of your e-mail requesting information. The Grossmont Union High School District (GUHSD) is responsible for providing education for students in grades 9 through 12. The proposed Planning Areas 16/19 and a portion Village 14 are within the District, more specifically they lie within the Valhalla High School attendance area.

The Grossmont Union High School District has a developer fee assessment policy. The current level of assessment is **$1.00** per square foot for residential and **$.16** cents per square foot for commercial projects. Please be advised that there are no plans to construct a new school in the immediate vicinity of the proposed project. However, Valhalla High School was recently modernized and has capacity for students generated by the project.

In your e-mail to Mr. Scott Patterson dated October 24, 2016, you indicate that the project proponents intends to annex a portion of Village 14 to the Sweetwater Union High School District. Please be advised that the Grossmont Union High School District is not supportive of this course of action. We would however, welcome the opportunity to meet and further discuss this issue.

If you have any questions regarding any part of this correspondence, please feel free to call me at 619-644-8154.

Sincerely,

Katy Wright
Executive Director of Facilities Management

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - FIRE

ZONING DIVISION

Please type or use pen

GDCI Proctor Valley, LP (619) 267-4904
Owner's Name Phone

2245 San Diego Ave, Suite 223
Owner's Mailing Address Street

San Diego CA 92110
City State Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____

F

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. [X] Major Subdivision (TM) [X] Specific Plan or Specific Plan Amendment
[ ] Minor Subdivision (TPM) [ ] Certificate of Compliance:_____
[X] Boundary Adjustment
[ ] Rezone (Reclassification) from_____to_____zone.
[ ] Major Use Permit (MUP), purpose:_____
[ ] Time Extension...Case No._____
[ ] Expired Map...Case No._____
[X] Other General Plan Amendments

B. [X] Residential ..... Total number of dwelling units 1,119
[X] Commercial ..... Gross floor area 10,000 square feet
[ ] Industrial ..... Gross floor area_____
[ ] Other ..... Gross floor area_____

C. Total Project acreage 1283 Total lots 995 Smallest proposed lot .09 acrs

Assessor's Parcel Number(s)
(Add extra if necessary)

SEE ATTACHED	

Thomas Guide. Page 1292 Grid C7

12800 Proctor Valley Road, Chula Vista, CA
Project address Street

Jamul Dulzura/Otay Subregion 91914
Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [signature], CEO OF MANAGER Date: 10/20/2016

Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110 Phone: 619 267-4904

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: San Diego County Fire Authority

Indicate the location and distance of the primary fire station that will serve the proposed project:
New fire station to be located within the development

A. [X] Project is in the District and eligible for service.
[ ] Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
[ ] Project is not in the District and not within its Sphere of Influence boundary.
[ ] Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. [ ] Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is _____ minutes.
[X] Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. [X] District conditions are attached. Number of sheets attached: 3
[ ] District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

[X] Within the proposed project 100 feet of clearing will be required around all structures.
[ ] The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

[signature] JAMES PINE, DFM 858.495.5434 10/21/16
Authorized Signature *Print Name and Title* *Phone* *Date*

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

PDS-399F (Rev. 09/21/2012)

Otay Ranch Proctor Valley Village 14 and Preserve
APNs By Ownership

Village 14

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05

Planning Areas 16/19

1. 597-020-10
2. 597-140-04
3. 597-020-06
4. 597-190-23
5. 597-150-13
6. 597-150-03
7. 597-150-12
8. 597-150-07
9. 597-150-08

HERMAN REDDICK
PROGRAM MANAGER
(858) 974-5999
FAX (858) 467-9662

County of San Diego

Public Safety Group
San Diego County Fire Authority
5510 Overland Ave, Suite 250, San Diego, CA 92123-1239
www.sdcountyfire.org

SUSAN QUASARANO
PROGRAM COORDINATOR
(858) 974-5924
FAX (858) 467-9662

October 21, 2016

GDCI Proctor Valley, LP
2245 San Diego Ave., Suite 223
San Diego, CA 92110

Ref: **Project Facility Availability Form (399F)**
Multiple APNs
Otay Ranch Villages 14,16,19 – Conditions

Following are the County Fire Marshal's Office comments in response to a request for a Project Facility Availability Form, and are preliminary in nature.

FIRE & EMERGENCY SERVICES - Availability

The density and location of the project will necessitate a new fire station to be provided within the project. The project will be conditioned to provide the funding for the construction, equipping and the ongoing operations and maintenance of the new fire station.

FIRE ACCESS ROADWAYS - Road design

1. Fire access roadways are required from building pads to a public way. The fire access roadway (including driveways) shall be extended to within 150 feet of acceptable fire fighter/hoseline access to all ground level exterior portions of proposed buildings.

2. Proposed on-site roadways will be required to meet DPW Public or Private Road Standards and designed to support the imposed load of fire apparatus (not less than 75,000 lbs.).

3. Due to the density of the project, on street parking shall be provided on both sides of the street to ensure that the minimum clear width of 24 feet is maintained at all times.

4. Cul-de-sacs shall have a paved radius of 42 feet to allow for on street parking within the cul-de-sac.

5. Any gates or other obstructions which could delay or otherwise impede emergency response are prohibited unless approved by the County Fire

Marshal and meet Department of Public Works Design Standards 17, 18 or 19, as well as the County Consolidated Fire Code.

6. Traffic calming devices (including, but not limited to, speed bumps, speed humps, speed control dips, etc.) shall be prohibited unless approved by the County Fire Marshal.

7. A vertical clearance of not less than 13 feet 6 inches shall be maintained.

8. No construction involving combustible materials on the subject property can take place until fire access roads are installed and fully meet code requirements. (Exception: If prearranged with the fire authority having jurisdiction, asphalt paving may be installed with the exception of the final lift, which may be postponed until just before building final if desired for roadway cosmetic purposes.)

FUEL MODIFICATION ZONES

1. The fuel modification zones around development areas shall be designed as to eliminate the presence of pockets, islands and peninsulas of unmanaged, combustible vegetation.

2. A fuel modification zone of not less than 100-foot is required around all structures, in accordance with the specifications of the County Consolidated Fire Code. Additional clearance may be required after review and acceptance of a fire protection plan (discussed below).

3. The fuel modification zone must be established and maintained by thinning, clearing away or modifying combustible vegetation within the zone. The fuel modification zone may be re-planted with either approved irrigated, fire-resistant planting material or approved non-irrigated, drought-tolerant, fire-resistant plant material. Re-planting with approved plant material may be required for erosion control.
   EXCEPTIONS:
   a) Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.
   b) Grass and other vegetation located more than 50 feet from buildings or structures and less than 18 inches in height above the ground need not be removed where necessary to stabilize the soil and prevent erosion.

3. This does not authorize clearing beyond property line.

FIRE PROTECTION – Fire Protection Plan

A Fire Protection Plan, prepared by a PDS-approved consultant, shall be provided and be formatted per the County of San Diego Guidelines for Determining

Significance and Report Format and Content Requirements—Wildland Fire and Fire Protection.

FIRE PROTECTION – Automatic fire sprinklers

All structures shall be equipped with automatic fire sprinklers designed and installed to applicable NFPA and County of San Diego standards.

WATER SUPPLY—Fire hydrants and water mains

1. Fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs and every 300 feet of fire apparatus access roadways.

2. The fire flow capacity for the water main serving the hydrants shall be a minimum of 2,500 gallons per minute.

3. Fire hydrants are be identified by a reflectorized blue marker, with a minimum dimension of 3 inches, in the center of the travel lane adjacent the water source, or by other methods approved by the fire code official.

IGNITION-RESISTIVE CONSTRUCTION (informational only)

At the time of building plan review, the Fire Marshal will check for fire code compliance with the County Consolidated Fire Code, County Building Codes, and other applicable standards. Plans will be reviewed for elements including (but not limited to):

- Class A roofing
- Non-combustible exterior walls
- Dual pane/tempered glazing
- Vent restrictions
- Eaves enclosed, not vented
- Smoke alarms
- Spark arresters
- Deck restrictions

Please call or email me if you have any questions or need clarification – (858) 495-5434 or James.Pine@sdcounty.ca.gov.

Best regards,

James Pine, Deputy Fire Marshal
San Diego County Fire Authority
Public Safety Group

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - SEWER

ZONING DIVISION

2016-23

Please type or use pen

GDCI Proctor Valley, LP (619) 267-4904
Owner's Name Phone

c/o Jackson Pendo Development 2245 San Diego Ave, Suite 223
Owner's Mailing Address Street

San Diego CA 92110
City State Zip

ORG ___ S
ACCT ___
ACT ___
TASK DPWWWDPOSSAL
DATE ___ AMT $ 15.00
DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: ___
☐ Minor Subdivision (TPM) ☒ Boundary Adjustment
☒ Specific Plan or Specific Plan Amendment
☐ Rezone (Reclassification) from ___ to ___ zone
☐ Major Use Permit (MUP), purpose. ___
☐ Time Extension...Case No. ___
☐ Expired Map...Case No. ___
☐ Other ___

B. ☒ Residential . . . . . Total number of dwelling units 1,119
☒ Commercial . . . . Gross floor area 10,000 square feet
☐ Industrial . . . . . Gross floor area ___
☒ Other . . . . . Gross floor area 9.7 acre school, 2.3 acre fire station

C. Total Project acreage 1,283 Total lots 995 Smallest proposed lot .09 acres

D. Is the project proposing its own wastewater treatment plant? Yes ☐ No ☒
Is the project proposing the use of reclaimed water? ☐ ☒

Assessor's Parcel Number(s)
(Add extra if necessary)

SEE ATTACHED	

Thomas Guide Page 1292 Grid C7
12800 Proctor Valley Road, Chula Vista, CA
Project address Street
Jamul Dulzura/Otay Subregion 91914
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: CEO of MANAGER Date: 10/20/2016
Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110 Phone: 619 267-4904
(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District name San Diego County Sanitation Service area —

A. ☐ Project is in the District.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☒ Project is not in the District and is not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the ___ District.

B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: SEE ATTACHMENT
☐ Project will not be served for the following reason(s): ___

C. ☒ District conditions are attached. Number of sheets attached: ___
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: ___
☐ District will submit conditions at a later date.

D. ☒ How far will the pipeline(s) have to be extended to serve the project? AS REQUIRED

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Jeff Bosvay JEFF BOSVAY - UNIT MGR. (8)694-2711 10/31/16
Authorized Signature *Print Name and Title* *Phone* *Date*

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT *On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123*

PDS-399S (Rev. 09/21/2012)

Otay Ranch Proctor Valley Village 14 and Preserve
APNs By Ownership

Village 14

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05

Planning Areas 16/19

1. 597-020-10
2. 597-140-04
3. 597-020-06
4. 597-190-23
5. 597-150-13
6. 597-150-03
7. 597-150-12
8. 597-150-07
9. 597-150-08

October 31, 2016

ATTACHMENT

Sewer facilities to serve the project will be available subject to the following conditions placed on applicant:

1. Amendment of the LAFCO sphere of influence and annexation of the project into the San Diego County Sanitation District (District) by LAFCO (Government Code, 56000 et seq).

2. Satisfaction of all conditions of map approval and improvement agreements, including construction by the developer and acceptance by the District of on-site and off-site sewerage facilities, property, and easements.

3. Payment of all costs associated with easement acquisition, District annexation, any necessary sewer facility or financial studies, and any necessary agreements for maintenance, operation, and financing of sewerage infrastructure to serve the project.

4. Payment of all fees to City of Chula Vista and District, including those specified in "Sewage Transportation Agreement for Salt Creek Interceptor Sewer."

5. Fund and construct sewerage facilities necessary for connection to Salt Creek Interceptor.

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

GDCI Proctor Valley, LP — 619-267-4904
Owner's Name — Phone

c/o Jackson Pendo Development Company, 2245 San Diego Ave, Suite 223
Owner's Mailing Address — Street

San Diego — CA — 92110
City — State — Zip

ORG_____ **W**
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____
DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- [x] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [x] Boundary Adjustment
- [ ] Rezone (Reclassification) from_____ to _____ zone.
- [ ] Major Use Permit (MUP), purpose:_____
- [ ] Time Extension...Case No._____
- [ ] Expired Map...Case No._____
- [x] Other General Plan Amendments
- [x] Specific Plan or Specific Plan Amendment
- [ ] Certificate of Compliance:_____

B.
- [x] Residential . . . . . Total number of dwelling units 1,119
- [x] Commercial. . . . . Gross floor area 7,600 square feet
- [ ] Industrial . . . . . Gross floor area_____
- [x] Other . . . . . Gross floor area 9.7 acre school, 2.3 acre fire station, parks

C. [x] Total Project acreage 1,283.6 Total number of lots 895

D. Is the project proposing the use of groundwater? [ ] Yes [x] No
Is the project proposing the use of reclaimed water? [ ] Yes [x] No

Assessor's Parcel Number(s)
(Add extra if necessary)

SEE ATTACHED	

Thomas Guide Page 1292 Grid C7

12800 Proctor Valley Road, Chula Vista, CA
Project address — Street

Jamul Dulzura/Otay Subregion — 91914
Community Planning Area/Subregion — Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____, CEO of MANAGER Date: 10/19/2016

Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110 Phone: (619) 267-4904

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: OTAY WATER DISTRICT Service area WATER ID 22

A.
- [ ] Project is in the district.
- [x] Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
- [ ] Project is not in the district and is not within its Sphere of Influence boundary.
- [ ] The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. [x] Facilities to serve the project [x] ARE [ ] ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached_____. (Number of sheets)

[ ] Project will not be served for the following reason(s):_____

C. [x] **District conditions are attached. Number of sheets attached:**_____
- [ ] **District has specific water reclamation conditions which are attached. Number of sheets attached:**_____
- [ ] **District will submit conditions at a later date.**

D. [ ] **How far will the pipeline(s) have to be extended to serve the project?**_____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____ Print Name Tanya Romero

Print Title Permit Technician Phone (619) 470-2241 Date 10/25/16

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

PDS-399W (Rev. 09/21/2012)

THIS APPROVAL OF AVAILABILITY IS SUBJECT TO ALL OTAY WATER DISTRICT REQUIREMENTS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE.

...Dedicated to Community Service
2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2004
TELEPHONE: 670-2222, AREA CODE 619 www.otaywater.gov

Sent via USPS and email to:
rcameron@jacksonpendo.com

October 31, 2016

Project No.: D0956-090248
Activity: 3111

Rob Cameron
GDCI Proctor Valley, LP
c/o Jackson Pendo Development
2245 San Diego Avenue, Suite 223
San Diego, CA 92110

Subject: Project Facility Availability – Water
The Proctor Valley Village 14 Preserve Specific Plan and Planning Areas 16/19;
12800 Proctor Valley Road Chula Vista, CA

Dear Mr. Cameron:

This letter supersedes the previously written dated April 6, 2016. The Otay Water District (District) has the capacity to serve the Otay Ranch Village 14 (Project). As provided to the District, the Project consists of sixteen (16) parcels and nine hundred ninety-five (995) lots totaling approximately 1,283.5 total acreage.

As per Section 62.01 of the District's Code of Ordinances, "To provide for future line extensions, pipelines installed within public streets must be constructed to the subdivision boundary and pipelines not installed within a public street must be installed in a District easement or right-of-way and must extend across the frontage of the parcel or parcels to be served."

The District has no objection to this Project. The developer will be required to submit both a water demand study and a Water Supply Assessment and Verification report (WSA&V). The water study must be reviewed and approved by the District before the County of San Diego submits the request for a WSA&V report to the District. The developer should meet with the District early in the entitlement process to discuss the schedule, report submittal requirements, and to set up a deposit account to cover staff time. The developer will also be required to submit a Sub-Area Master Plan and a calculation of water demands prior to the commencement of the Project. An agreement between the developer and the District will be needed for the design and construction of water system improvements including transmission pipelines, reservoirs and pump stations required to support this development. In addition, the developer will be required to annex parcels into an improvement district for water service.

The developer will be required to submit improvement plans for District approval and extend the water main to front all properties in question. If service laterals do not exist for the Project, the applicant must pay to have the District install them.

Prior to the purchase of any meter(s), irrigation plans must be: (1) designed to District Water Agency Standards for reclaimed standards/specifications and (2) submitted to the District and the County Department of Environmental Health (DEH) for plan check and approval. The developer must contact the District for further requirements.

When a customer requests water service on a parcel of land with potable water irrigated landscape equal to 5,000 square-feet or more, a separate meter will be required for irrigation purposes on the site. Each service must have an approved reduced pressure principle backflow prevention device (R/P).

Fire service plans must be designed to Water Agencies' Standards. Each service must have an R/P purchased and installed by the developer after District review and approval. The developer should contact the Project's fire agency for any fire protection requirements and determine early on how the fire protection requirements can be met from the existing pressure zone.

The fire service line will not be allowed to be connected to any buildings; the line will be intended for fire services purposes only. Failure to comply with this request will result in violation of the District's Code of Ordinances and will be subject to penalties determined by the District. Water furnished for fire hydrant or fire sprinkler service shall be used only for fire protection purposes and shall be connected to a District water main. Where service is provided for a fire hydrant or fire sprinkler service on privately owned land, the service shall be provided by the District at the property line of land to be served

Water availability is subject to all District requirements in effect at the time and you are strongly encouraged to adopt water conservation measures throughout the development.

The District's Engineering Public Services Division can be contacted at (619) 670-2241 or visit the website at www.otaywater.gov/engineering for further requirements regarding inspection services, water main extensions, service laterals, backflow devices, meter costs. Also, visit the website at www.otaywater.gov/code-of-ordinances for sections pertaining to the Project and any other conditions that may have arisen since this letter was written for this Project.

Returned herewith are the documents you forwarded with your review request.

Sincerely,
OTAY WATER DISTRICT

Dan Martin, P.E.
Engineering Manager

DM:mlc

Enclosure: Documents submitted with review request

cc: County Of San Diego, Planning & Development Services – Zoning Counter (w/o enclosures)

Otay Ranch Proctor Valley Village 14 and Preserve
APNs By Ownership

Village 14

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05

Planning Areas 16/19

1. 597-020-10
2. 597-140-04
3. 597-020-06
4. 597-190-23
5. 597-150-13
6. 597-150-03
7. 597-150-12
8. 597-150-07
9. 597-150-08

COPY

...Dedicated to Community Service
2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2004
TELEPHONE: 670-2222, AREA CODE 619 www.otaywater.gov

Sent via USPS and email to:
rcameron@jacksonpendo.com

April 6, 2016

Project No.: D0956-090248
Activity: 3111

Rob Cameron
GDCI Proctor Valley, LP
c/o Jackson Pendo Development
2245 San Diego Avenue, Suite 223
San Diego, CA 92110

Subject: Project Facility Availability – Water
The Proctor Valley Village 14 Preserve Specific Plan and Planning Areas 16/19;
12800 Proctor Valley Road Chula Vista, CA

Dear Mr. Cameron:

The Otay Water District (District) has the capacity to serve the Otay Ranch Village 14 (Project). As provided to the District, the Project consists of thirty (30) parcels (approximately 2,347 total acreage).

As per Section 62.01 of the District's Code of Ordinances (enclosed), "To provide for future line extensions, pipelines installed within public streets must be constructed to the subdivision boundary and pipelines not installed within a public street must be installed in a District easement or right-of-way and must extend across the frontage of the parcel or parcels to be served."

The District has no objection to this Project. The developer will be required to submit both a water demand study and a Water Supply Assessment and Verification report (WSA&V). The water study must be reviewed and approved by the District before the County of San Diego submits the request for a WSA&V report to the District. The developer should meet with the District early in the entitlement process to discuss the schedule, report submittal requirements, and to set up a deposit account to cover staff time. The developer will also be required to submit a Sub-Area Master Plan and a calculation of water demands prior to the commencement of the Project. An agreement between the developer and the District will be needed for the design and construction of water system improvement including transmission pipelines, reservoirs and pump stations required to support this development. In addition, the developer will be required to annex parcels into an improvement district. The developer will be required to submit improvement plans for District approval and extend the water main to front all properties in question. If service laterals do not exist for the Project, the applicant must pay to have the District install them.

Prior to the purchase of any meter(s), irrigation plans must be: (1) designed to District Water Agency Standards for reclaimed standards/specifications and (2) submitted to the District and the County Department of Environmental Health (DEH) for plan check and approval. The developer must contact the District for further requirements.

When a customer requests water service on a parcel of land with potable water irrigated landscape equal to 5,000 square-feet or more, a separate meter will be required for irrigation purposes on the site.

Each service must have an approved reduced pressure principle backflow prevention device (R/P) purchased and installed by the developer. The fire service line will not be allowed to be connected to any buildings; the line will be intended for fire services purposes only. Failure to comply with this request will result in violation of the District's Code of Ordinances and will be subject to penalties determined by the District. Water furnished for fire hydrant or fire sprinkler service shall be used only for fire protection purposes and shall be connected to a District water main. Where service is provided for fire hydrant or fire sprinkler service on privately-owned land, the service shall be provided by the District at the property line of land to be served. The developer should contact the Project's fire agency for any fire protection requirements.

Water availability is subject to all District requirements in effect at the time and you are strongly encouraged to adopt water conservation measures throughout the development.

The District's Engineering Public Services Division can be contacted at (619) 670-2241 or visit the website at www.otaywater.gov for further requirements regarding inspection services, water main extensions, service laterals, backflow devices, meter costs, and any other conditions that may have arisen since this letter was written for this Project.

Also, returned herewith are the documents you forwarded with your review request.

Sincerely,
OTAY WATER DISTRICT

Dan Martin, P.E.
Engineering Manager

DM:mlc

Enclosures: Location Map
Code of Ordinances (Sections 9, 23, 25, 26, 27, 28, 36, 38, 39, 40, 60, 62)
Documents submitted with review request

COPY

County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

GDCI Proctor Valley, LP — 619-267-4904
Owner's Name — Phone

c/o Jackson Pendo Development 2245 San Diego Ave, Suite 223
Owner's Mailing Address — Street

San Diego — CA — 92110
City — State — Zip

ORG_____ **W**
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____
DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- [x] Major Subdivision (TM)
- [ ] Minor Subdivision (TPM)
- [x] Boundary Adjustment
- [x] Rezone (Reclassification) from S80/S86/RR to S80/others zone.
- [ ] Major Use Permit (MUP), purpose:
- [ ] Time Extension...Case No.
- [ ] Expired Map...Case No.
- [x] Other General Plan Amendments
- [x] Specific Plan or Specific Plan Amendment
- [ ] Certificate of Compliance:

B.
- [x] Residential ..... Total number of dwelling units 1,530
- [x] Commercial ..... Gross floor area 15,000 sqaure feet
- [ ] Industrial ..... Gross floor area
- [x] Other ..... Gross floor area 6.6 acre school, 2.3 acre fire, parks

C. [x] Total Project acreage 2,347 Total number of lots 1,316

D. Is the project proposing the use of groundwater? [ ] Yes [x] No
Is the project proposing the use of reclaimed water? [ ] Yes [x] No

Assessor's Parcel Number(s)
(Add extra if necessary)

SEE ATTACHED	

Thomas Guide Page 1292 Grid C7

12800 Proctor Valley Road, Chula Vista, CA
Project address — Street

Jamul Dulzurra/Otay Subregion — 91914
Community Planning Area/Subregion — Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: BOD of MANAGER Date: 3/25/16

Address: 2245 San Diego Ave, Suite 223, San Diego, CA 92110 Phone: (619) 267-4904

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District Name: OTAY WATER DISTRICT Service area Water ID 22

A.
- [ ] Project is in the district.
- [x] Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
- [ ] Project is not in the district and is not within its Sphere of Influence boundary.
- [ ] The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. [x] Facilities to serve the project [x] ARE [ ] ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached_____. (Number of sheets)

- [ ] Project will not be served for the following reason(s):

C.
- [x] District conditions are attached. Number of sheets attached:
- [ ] District has specific water reclamation conditions which are attached. Number of sheets attached:
- [ ] District will submit conditions at a later date.

D. [ ] How far will the pipeline(s) have to be extended to serve the project?

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: Tanya Romero Print Name Tanya Romero

Print Title PERMIT TECHNICIAN Phone 619 670-2241 Date 4/5/16

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Planning & Development Services – Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

PDS-399W (Rev. 09/21/2012)

THIS APPROVAL OF AVAILABILITY IS SUBJECT TO ALL OTAY WATER DISTRICT REQUIREMENTS IN EFFECT AT THE TIME OF APPLICATION FOR SERVICE

Otay Ranch Proctor Valley Village 14 and Preserve
APNs as of 3-24-14

OLD 4/5/16

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05
8. 597-020-10
9. 597-140-04
10. 597-020-06
11. 597-190-23
12. 597-150-13
13. 597-150-03
14. 597-150-12
15. 597-150-07
16. 597-150-08
17. 597-140-08 (portion)
18. 598-011-01
19. 598-021-01
20. 597-130-13 (portion)
21. 597-140-01 (portion)
22. 597-140-06
23. 597-140-07 (portion)
24. 597-140-09 (portion)
25. 597-210-03
26. 597-210-02
27. 597-150-11
28. 597-150-14
29. 597-210-03
30. 597-160-01

New 10/25/16.

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
PHONE (619) 688-3193
FAX (619) 688-4299
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

April 12, 2018

11-SD-125
PM 5.10
Otay Ranch Village 14 and Planning Areas 16 & 19
DEIR/TIS
SCH# 2016121042

Mr. Gregory Mattson, Principal Planner
County of San Diego Planning and Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Dear Mr. Mattson:

Thank you for including the California Department of Transportation (Caltrans) in the Draft Environmental Impact Report (DEIR) Traffic Impact Study (TIS) (SCH# 2016121042) for review of the proposed Otay Ranch Village 14 and Planning Areas 16 & 19 in the Otay Ranch General Development Plan/Otay Subregional Plan. The project is located on Proctor Valley Road, east of State Route 125 (SR-125) and west of State Route 94 (SR-94). The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans has the following comments:

Traffic Impact Study

1. The project trip distributions on SR-125 between Mt. Miguel Road and State Route 54 (SR-54) are 13% for existing, 12% for 2025 condition, and 10% for 2030 condition. The decreasing trip distribution using this segment of SR-125 in the future seems unreasonable. Please provide justification or revise the distributions.

2. Please provide backup data for the information provided in Table 3.4 "Freeway/State Highway Segment Level of Service (LOS) Results – Existing Conditions."

3. The Synchro files do not match the City of Chula Vista signal timing sheets for the following SR-125 intersections and need to be revised:
   - SR-125 and San Miguel Ranch Road
   - SR-125 and East H Street/Proctor Valley Road
   - SR-125 and Otay Lakes Road

4. The "Caltrans Guide for the Preparation of Traffic Impact Studies" states "Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities." The guide also states "If an existing State highway facility is operating at less than the appropriate target LOS, the existing measures of effectiveness (MOE) should be maintained." Appendix "C", Page 3 of the guide clearly shows the transition line above LOS D. According to the Caltrans standards LOS "D" is not an acceptable LOS, any volume added to a facility currently operating at LOS "D" is considered a significant impact. The following freeway segments are considered to be significantly impacted from the project:
    - SR-125, from SR-94 junction to Jamacha Road: Existing + Project, Year 2025, Year 2030, Year 2030 + Development of State Preserve.
    - SR-125, from Jamacha Road to Paradise Valley Road, Year 2025, Year 2030, Year 2030 + Development of State Preserve.
    - SR-125, from Paradise Valley Road to SR-54 junction, Year 2025, Year 2030, Year 2030 + Development of State Preserve.
    - SR-125, from Otay Valley Road to Lone Star Road, Year 2030, Year 2030 + Development of State Preserve.
    - SR-125, from Lone Star Road to Otay Mesa Road, Year 2030, Year 2030 + Development of State Preserve.

5. Mitigation needs to be proposed accordingly for the impacts identified in the above comments.

6. Section 2.3, Page 12: This TIS is using 2000 Highway Capacity Manual (HCM) and should be using 2010 HCM. In addition, if your Synchro Analysis software is using 2010 HCM then it should reflect on TIS report and tables.

7. Sections 2.3 through 2.5, Page 12: Include Caltrans methodology for location within our right of way.
    a. Per GUIDE FOR THE PREPARATION OF TRAFFIC IMPACT STUDIES 2002: "Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities, however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than the appropriate target LOS, the existing MOE should be maintained."
        i. For example: If existing delay for signalized intersection is 36 sec/veh (LOS "D") and the existing + project delays shows a 49 sec/veh delay (LOS "D"), then mitigation is required to bring delay back to 36 sec/veh.

8. Section 2.5, Page 15: Table 2.7 should be used only for Basic Freeway Segment at 65 mi/hr but not for SR-94 Highway or any other Caltrans Highway segment, Per GUIDE FOR THE PREPARATION OF TRAFFIC IMPACT STUDIES 2002, Appendix "C."

a. Include table for two-lane highway per Per GUIDE FOR THE PREPARATION OF TRAFFIC IMPACT STUDIES 2002, Appendix "C."
b. Section 2.8, Determination of Significance Impacts: This section should include Caltrans' criteria or MOE for intersections and segments within Caltrans Right-of-Way (R/W), per GUIDE FOR THE PREPARATION OF TRAFFIC IMPACT STUDIES 2002, Appendix "C".

9. Figure 3-4, Roadway Traffic Volumes – Existing Condition: I-805 Average Daily Trip (ADT) are low. Please update all ADT volumes and resubmit.
   a. The 207,000 ADT should be increased to 230,000 per Caltrans 2016 Published traffic volumes.
   b. The 192,000 should be increased to 212,000 per Caltrans 2016 Published traffic volumes.

10. Table 3-1, Peak Hour Volumes (PHV) and LOS results for existing condition: The SB I-805 intersections LOS and delays show a LOS of "A" for both am/pm PHV. Per field observations and Synchro file, it should be LOS "C" and delay of 23.4 seconds (am) and LOS "F" and delay of 160.6 seconds (pm). See comment #11.

NODE SETTINGS	
Node #	8
Zone:	V14
X East (ft):	8780
Y North (ft):	-4056
Z Elevation (ft):	0
Description	
Control Type	Actd-Uncrd
Cycle Length (s):	72.3
Lock Timings:	☐
Optimize Cycle Length:	Optimize
Optimize Splits:	Optimize
Actuated Cycle(s):	68.1
Natural Cycle(s):	80.0
Max v/c Ratio:	0.95
Intersection Delay (s):	23.4
Intersection LOS:	C
ICU:	0.65
ICU LOS:	C
Offset (s) :	—
Referenced to:	—
Reference Phase:	—
Master Intersection:	—
Yield Point:	—
Mandatory Stop On Yellow:	☐

NODE SETTINGS	
Node #	8
Zone:	V14
X East (ft):	8780
Y North (ft):	-4056
Z Elevation (ft):	0
Description	
Control Type	Actd-Uncrd
Cycle Length (s):	72.3
Lock Timings:	☐
Optimize Cycle Length:	Optimize
Optimize Splits:	Optimize
Actuated Cycle(s):	72.3
Natural Cycle(s):	140.0
Max v/c Ratio:	1.46
Intersection Delay (s):	160.6
Intersection LOS:	F
ICU:	0.99
ICU LOS:	F
Offset (s) :	—
Referenced to:	—
Reference Phase:	—
Master Intersection:	—
Yield Point:	—
Mandatory Stop On Yellow:	☐

Mr. Gregory Mattson
April 12, 2018
Page 4

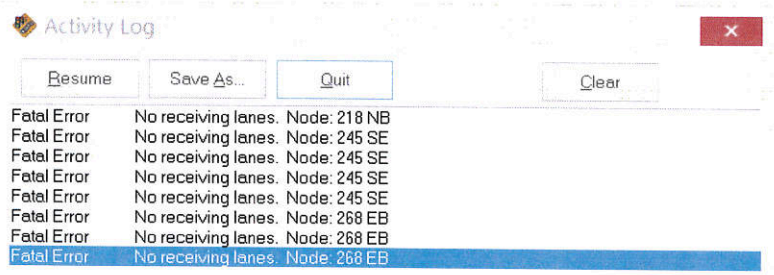
11. Table 3-1, Peak Hour Volumes (PHV) and LOS results for existing condition: The NB I-805 intersections LOS and Delays shows a LOS of A/B for am/pm. Per field observations and Synchro file it should be LOS "B" and delay of 13.2 seconds (am) and LOS "D" and delay of 41.2 seconds (pm).

NODE SETTINGS		NODE SETTINGS	
Node #	9	Node #	9
Zone:	V14	Zone:	V14
X East (ft):	9431	X East (ft):	9431
Y North (ft):	-3815	Y North (ft):	-3815
Z Elevation (ft):	0	Z Elevation (ft):	0
Description		Description	
Control Type	Actd-Uncrd	Control Type	Actd-Uncrd
Cycle Length (s):	65.0	Cycle Length (s):	65.0
Lock Timings:	☐	Lock Timings:	☐
Optimize Cycle Length:	Optimize	Optimize Cycle Length:	Optimize
Optimize Splits:	Optimize	Optimize Splits:	Optimize
Actuated Cycle(s):	57.5	Actuated Cycle(s):	60.5
Natural Cycle(s):	50.0	Natural Cycle(s):	75.0
Max v/c Ratio:	0.68	Max v/c Ratio:	1.09
Intersection Delay (s):	13.2	Intersection Delay (s):	41.2
Intersection LOS:	B	Intersection LOS:	D
ICU:	0.56	ICU:	0.78
ICU LOS:	B	ICU LOS:	D
Offset (s) :	—	Offset (s) :	—
Referenced to:	—	Referenced to:	—
Reference Phase:	—	Reference Phase:	—
Master Intersection:	—	Master Intersection:	—
Yield Point:	—	Yield Point:	—
Mandatory Stop On Yellow:	☐	Mandatory Stop On Yellow:	☐

12. Figures 7-1 through 7-3: All Project Traffic Distribution show a higher or same distribution percentage on SR-125 than the distribution on I-805. The distribution on I-805 should be double or higher than SR-125 per current traffic trend. The toll on SR-125 is a major factor for most motorist (especially college students on limited income) who bypass SR-125 and use I-805 to Olympic Parkway.

Synchro File Comments:

13. Fatal errors appear when trying to view simulation and get exit ramp queue reports. Please fix fatal errors and resubmit for review.



14. The synchro model needs to match existing conditions. The intersection distance on H street between the SB I-805 ramps and NB I-805 ramps is 694 feet per the Synchro model, when it is approximately 975 feet per Google earth. This might not give you an accurate analysis.

15. Intersection 8, H Street/I-805 SB Ramps: The modeling shows the double right-turn from SB I-805 to eastbound H street as a protected turn type, which causes the ramp to queue up in Synchro. Please change to Permissive to follow the current existing condition.

Utilities

It is understood that no new utility crossings on State Facilities will occur as a result of this project. However, if any work is performed within Caltrans' Right-of-Way (R/W), an encroachment permit will be required.

Mitigation

Caltrans endeavors that any direct and cumulative impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

Caltrans supports the concept of "fair-share contributions" for transportation related projects which may include future freeway operational improvements, managed lanes, ramp improvements, signal improvements, bus on shoulders, and/or other transportation related measures to mitigate for the significant impacts that this TIS has identified. This TIS should

include a list of proposed potential mitigation measures or multi-modal strategies for significant impacts identified on State facilities.

Mitigation identified in the traffic study, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation. This includes the actual implementation and collection of any "fair share" monies, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.

If you have any questions, please contact Mark McCumsey at (619) 688-6802 or by email at mark.mccumsey@dot.ca.gov

Sincerely,

DAMON DAVIS, Acting Branch Chief
Local Development and Intergovernmental Review Branch

DEPARTMENT OF TRANSPORTATION
DISTRICT 11, DIVISION OF PLANNING
4050 TAYLOR ST, M.S. 240
SAN DIEGO, CA 92110
PHONE (619) 688-6960
FAX (619) 688-4299
TTY 711
www.dot.ca.gov

Serious Drought.
Serious drought.
Help save water!

December 29, 2016

11-SD-125
5.10 PM
Otay Ranch Proctor Valley
Village 14 and Preserve
NOP/SCH# 2016121042

Mr. Gregory Mattson, Project Manager
Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, CA 92123

Dear Mr. Mattson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans has reviewed the Notice of Preparation (NOP) for the draft Environmental Impact Report (EIR) on the proposed Otay Ranch Proctor Valley Village 14 Planning Area Plan in proximity to State Route 125 (SR-125). Caltrans has the following comments:

A traffic impact study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures.

The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.

A focused analysis may be required for project trips assigned to a State highway facility that is experiencing significant delay, such as where traffic queues exceed ramp storage capacities. A focused analysis may also be necessary if there is an increased risk of a potential traffic conflicts.

All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp

metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. However, ramp meter delays above 15 minutes are considered excessive.

The data used in the TIS should not be more than 2 years old.

Caltrans endeavors that any direct and cumulative impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

Mitigation measures to State facilities should be included in TIS. Mitigation identified in the traffic study, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation. This includes the actual implementation and collection of any "fair share" monies, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.

If you have any questions, please contact Mark McCumsey at (619) 688-6802 or by email at mark.mccumsey@dot.ca.gov

Sincerely,

JACOB M. ARMSTRONG, Branch Chief
Development Review Branch

Attachment F –
ENVIRONMENTAL FINDINGS

ENVIRONMENTAL FINDINGS

I. CEQA FINDINGS

A. Find that the Planning Commission has reviewed and considered the Environmental Impact Report for the proposed project dated September, 2018 on file with Planning & Development Services as Environmental Review Number PDS2016-ER-16-19-006 before making its recommendation on the project.

B. Certify that the Environmental Impact Report (EIR) dated September, 2018 on file with Planning & Development Services as Environmental Review Number PDS2016-ER-16-19-006 has been completed in compliance with the California Environmental Quality Act and the State CEQA Guidelines, that the EIR was presented to the Board of Supervisors and that the Board of Supervisors reviewed and considered the information contained therein before approving the project, and that the EIR reflects the independent judgment and analysis of the Board of Supervisors.

C. Adopt the findings concerning mitigation of significant environmental effects pursuant to CEQA Guidelines Section 15091. (Attachment G)

D. Adopt the Statement of Overriding Considerations pursuant to State CEQA Guidelines Section 15093. (Attachment G)

E. Adopt the Decision and Explanation Regarding Recirculation of the Draft Environmental Impact Report pursuant to State CEQA Guidelines Section 15088.5(e). (Attachment G)

F. Adopt the Mitigation Monitoring and Reporting Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines Section 15091(d). (Attachment N)

II. OTHER ENVIRONMENTAL FINDINGS

A. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code Section 67.801 et seq.).

B. Adopt the Biological Mitigation Ordinance Findings (Attachment M): Unless exempt, all development within the County's MSCP Subarea Plan must be consistent with the BMO to ensure that the conservation goals and policies of the MSCP are met. The project includes a proposed BMO analysis and finding for the Board of Supervisors to consider. The BMO is a comprehensive planning tool addressing the preservation, enhancement, and management of sensitive resources (habitat, wetlands, and slopes, cultural) for development projects, and it applies to the properties known as PV1, PV2 & PV3 within the 1,284-acre project. The Otay Ranch GDP/SRP Developable Areas and the Proposed Project, with the exception of the PV1, PV2, and PV3 parcels, are exempt from the BMO. The BMO provides assurances and mitigation measures for long-term resource protection, management, restoration, and enhancement. As part of the BMO analysis for the proposed project, additional mitigation is required including 20.1 acres that will be set aside for on-site preservation and 208 acres off-

site that will be conveyed to the Otay Ranch RMP Preserve, exceeding the 1:1.188 conveyance requirement under the RMP.

The Proposed Project has been conditioned to either obtain incidental take through an agreement with the Wildlife Agencies through the County's MSCP Subarea Plan and the County's existing Section 10(a) permit, or as a second option the applicant would seek their own incidental take authority from the Wildlife Agencies through a permitting process. To accomplish this goal, the County must, at a minimum, make findings demonstrating that PV1, PV2 and PV3 conform to the BMO criteria. PDS staff is currently in discussions with both Wildlife Agencies to determine the best method for extending incidental take authority to these areas through the MSCP.

Attachment G –
ENVIRONMENTAL DOCUMENTATION

DRAFT

FINDINGS REGARDING SIGNIFICANT EFFECTS PURSUANT TO STATE CEQA GUIDELINES SECTIONS 15090, 15091 AND 15093

Otay Ranch Village 14 and Planning Areas 16/19 Project

GPA 16-008, SP 16-002, REZ 16-006, TM 5616, ER-16-19-006

SCH No. 2016121042

October 2018

I. INTRODUCTION

The Board of Supervisors ("Board") of the County of San Diego ("County") hereby certifies that the Board has reviewed and considered the information contained in the Final Environmental Impact Report ("EIR"), identified below, for the Otay Ranch Village 14 and Planning Areas 16/19 Project ("Project"). The Board further certifies that the Final EIR has been completed in compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code §§21000 et seq., the State CEQA Guidelines, California Code of Regulations, Title 14, §§15000 et seq. ("CEQA Guidelines"), and the County's EIR Report Format and General Content Requirements, and that the Final EIR reflects the independent judgment of the Board. (Pub. Resources Code § 21082.1(c)(3).) In certifying the Final EIR as adequate under CEQA, the Board hereby adopts these CEQA Findings and Statement of Overriding Considerations.

These findings and statement of overriding considerations the environmental effects associated with the Project, located within unincorporated San Diego County. This statement is made pursuant to CEQA; Pub. Resources Code, §21000 et seq.), specifically Public Resources Code sections 21081, 21081.5, and 21081.6, and the State CEQA Guidelines (Cal. Code Regs., tit. 14, §15000 et seq.), specifically sections 15091 and 15093. The potentially significant effects of the Project were identified in both the Draft and Final Environmental Impact Report ("EIR").

Public Resources Code section 21081 and State CEQA Guidelines section 15091 require that the lead agency, in this case the County of San Diego Board of Supervisors, prepare written findings for identified significant impacts, accompanied by a brief explanation of the rationale for each finding. Specifically, State CEQA Guidelines section 15091 states, in part, that:

> (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects accompanied by a brief explanation of the rationale for each finding. The possible findings are:
>
> (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.
>
> (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
>
> (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

If significant impacts cannot be mitigated to less than significant levels, the decision-making agency is required to balance, as applicable, the benefits of the proposed project against its significant unavoidable environmental impacts when determining whether to approve the project. (Pub. Resources Code, § 21081, CEQA Guidelines § 15093.) If the benefits of a proposed project outweigh the significant unavoidable adverse environmental impacts, the adverse effects may be considered "acceptable."

The Final EIR for the Project identified potentially significant effects that could result from Project implementation. However, the Board finds that the inclusion of certain specified mitigation measures as part of the Project approval will reduce many, but not all, of those effects to less-than-significant levels. Certain impacts not reduced to less-than-significant levels are impacts related to: aesthetics, agricultural resources, air quality, noise, and transportation and traffic (See Section IV – Impacts Found to be Significant and Unavoidable); and are overridden due to specific Project benefits. (See, Section X, Statement of Overriding Considerations, below).

Therefore, in accordance with CEQA, Pub. Resources Code, § 21081, and the CEQA Guidelines, sections 15091 and 15092, the Board certifies the Final EIR for the Project, adopts these findings, the statement of overriding considerations, and the Mitigation Monitoring and Reporting Plan ("MMRP") has been prepared and is incorporated into the Project conditions of approval, and approves the Project. In adopting the MMRP for the Project, the Board finds that the MMRP meets the requirements of Public Resources Code section 21081.6 by providing for the implementation and monitoring of measures intended to mitigate potentially significant effects of the Project.

The Board further adopts the following related Project approvals to facilitate implementation and development of the Village 14 and Planning Area 16/19 Project: (i) General Plan Amendment PDS2016-GPA16-008; (ii) Specific Plan PDS2016-SP16-002; (iii) Rezone PDS2016-REZ-16-006; and (iv) Tentative Map PDS2016-TM-5616.

A. Project Description

1. Project Location

The Project Area is located in an unincorporated area in southwestern San Diego County, approximately 0.25 miles east of the Chula Vista city limit and 1 mile south of Jamul. More specifically, the Project Area is located primarily southeast of Proctor Valley Road, within the Jamul Mountains U.S. Geological Survey 7.5-minute quadrangle, Township 17 South, Ranges 1 East and 1 West, Sections 8, 9, 16, 17, 18, 19, 20, 25, and 30. The approximate center of the Project Area is located at a latitude and longitude of 32°40′57″ north and 116°54′24″ west. The Project Area encompasses approximately 1,369 acres, including all of the Project applicant's ownership in Otay Ranch Village 14 and Planning Areas 16/19 (1,283.6 acres) and approximately 85.4-acres of off-site improvements to Proctor Valley Road.

2. Summary of Project Description

The Project is a component of the approximately 23,000-acre Otay Ranch General Development Plan/Otay Subregional Plan (GDP/SRP) master-planned community, which spans the City of Chula Vista, San Diego County, and the Otay Mesa area of the City of San Diego.

The Project implements a master-planned community consisting of single-family residential uses, commercial uses, and a Village Core connected through a system of roadways, public parks, trails, open space, and private recreational amenities. The Project also includes conveyance of approximately 776.8 acres of Otay Ranch Resource Management Plan (RMP) Preserve, approximately 426.7 acres of which is located within the Project Area. The Otay Ranch RMP Preserve is a component of the Multiples Species Conservation Program (MSCP) Preserve.

The Project would include a maximum of 1,119 single-family residential units, which includes 97 residential units that could be constructed on the proposed school site (9.7 acres), should the elementary school not be required. Construction of the elementary school is contingent on the future needs of the Chula Vista Elementary School District.

Within Village 14, a maximum of 994 single-family homes would be developed outward from the Village Core. The Village Core would include a neighborhood-serving mixed-use site with approximately 10,000 square feet of commercial/retail stores, a 2.3-acre public safety site (fire station/Sheriff's storefront), and a 7.2-acre public park and associated amenities, as well as a potential 9.7-acre elementary school site. Residential neighborhoods would all be connected to public parks and private recreation facilities via an internal pathway and trail system.

Planning Areas 16/19 is a rural, low-density residential community that relates most strongly to the existing rural community of Jamul. Planning Areas 16/19 is also referred to in the Otay Ranch GDP/SRP as the Jamul Rural Estates. Planning Area 16 would include 112 residential ranchettes with a minimum lot size of 2 acres. Planning Area 19 would include 13 residential estates with lot sizes averaging 1 acre.

The Project is designed around an active lifestyle and wellness recreation theme, and would incorporate an extensive parks and recreation system, including four public parks totaling 15.2 acres. Private recreation facilities would include three private swim clubs (4.5 acres total) and 5 acres of private pocket parks, for a total of 9.5 acres of private park facilities. The pedestrian network would be composed of a 4.5-mile Proctor Valley Community Pathway extending from Chula Vista to Jamul along Proctor Valley Road, a 3-mile internal Park-to-Park Loop for pedestrians, and a 3.5-mile walking path in Planning Area 16.

The Project would include 127.1 acres of Limited Development Area (LDA) in Planning Area 16. There is no LDA in Village 14 or Planning Area 19. The Project would designate approximately 72.4 acres of land as Conserved Open Space.

The Project, as a requirement of the Otay Ranch RMP, would convey approximately 776.8 acres to the Otay Ranch RMP Preserve. Of this estimated total, it is anticipated that approximately

426.7 acres would be conveyed within Village 14 and Planning Areas 16/19 to the Otay Ranch Preserve Owner/Manager. The remaining conveyance acreage would be met through off-site acquisitions within the Otay Ranch RMP Preserve, which will then be conveyed to the Otay Ranch RMP Preserve. The actual conveyance would be based on the 1.188 mitigation ratio as determined at Final Map. The Project would also include an additional 20.1 acres of preservation land which will satisfy the remainder of the BMO mitigation requirement which exceeds the Otay Ranch Preserve Conveyance Obligation.

a. Project Components

The Project includes the following development areas.

i. Village Core

The Village Core is located on both sides of Proctor Valley Road within Central Village 14. The approximately 32-acre Village Core will include a 1.7-acre mixed-use site with up to 10,000-square feet of commercial/retail space, a 9.7-acre elementary school site, a 2.3-acre public safety site, 10.9-acres of public parks and a 7.5-acre water quality basin.

ii. South Village 14

South Village 14 will be comprised of 352 residential units, a 2.9-acre public park and a 1-acre private park. Residential land uses composed of single family detached lots ranging in size from 4,250 square feet to 16,500 square feet (average approx. 8,000 square feet) and a neighborhood planned to include detached courtyard product with a density of 8 du/acre.

iii. Central Village 14

Central Village 14 will be comprised of 435 residential units (532 if the school site is not used for school purposes) and includes the Village Core area and a 1.9-acre private park It will be composed of single-family detached lots ranging in size from 5,100 square feet to 19,800 square feet (average approx. 9,600 square feet) and "ranchette" lots with 4-acre minimums.

iv. North Village 14

North Village 14 will include 110 residential units and a 1.5-acre private park. It will be composed of single family detached lots ranging in size from 6,500 square feet to 32,300 square feet (average approx. 10,700 square feet).

v. Planning Area 16

Planning Area 16 will include 112 "ranchette" style lots and a 1.4-acre public park. This rural estate area is composed of the largest lots in the Project, with minimum 1 or 2-acre and average 3-acre lots. A public Rural Residential Road provides secondary access through Planning Area 16 from Proctor Valley Road to Whispering Meadows Lane/Valley Knowles Road.

vi. Planning Area 19

Planning Area 19 will include 13 ranchette semi-rural estate style residential lots. This neighborhood area will be composed of single-family homes with 1-acre average lot sizes.

Water Service

The Otay Water District (OWD) is the retail water provider for the Project. The total projected potable water demand for the Project is 0.80 million gallons per day (mgd). OWD's revised 2015 Urban Water Management Plan anticipated that the Proposed Project would use only potable water due to the historic constraints on recycled water use within watersheds tributary to the Lower Otay Reservoir, a drinking water reservoir for the City of San Diego, to protect the water quality of the reservoir.

The applicant has prepared a Project-specific Overview of Water Services (Appendix 3.1.8-2) pursuant to which the Project's potable water would be provided by OWD, which relies on the San Diego County Water Authority, a member of the Southern California Metropolitan Water District. The Metropolitan Water District's water supply sources consist of the State Water Project and the Colorado River Aqueduct. Figure 1-9, Conceptual Water Service Plan, illustrates a conceptual plan for the waterlines proposed to convey water within the Project Area.

Sewer Service

The average sewage generation for the Project is estimated to be approximately 0.28 mgd. The Proposed Project is not currently within the boundary of a wastewater service district and would be annexed into the San Diego County Sanitation District. Sewer capacity for the Project would be provided by the San Diego County Sanitation District using the City of Chula Vista's wastewater transportation system to convey flows through the Salt Creek Interceptor, pursuant to the existing agreement between the City and the County. The Salt Creek Interceptor ranges from a 15-inch-diameter line to a 48-inch-diameter line and conveys flow to the City of San Diego's Metropolitan (Metro) sewer system. The upstream end of the Salt Creek Interceptor is located in Proctor Valley Road, approximately 2 miles west of the Project Area. Any new facilities needed to connect to the City's wastewater transportation system would be constructed as part of the Project. The Salt Creek Interceptor has been sized to accommodate ultimate Otay Ranch development in the service area, including the Project. Figure 1-10, Conceptual Sewer Service Plan, illustrates the recommended Sewer Service Plan to convey flows from the Project Area to the Salt Creek Interceptor.

Solid Waste

Solid waste services would be provided by Republic Services, which is the collection and disposal operator in the Project Area. Republic Services owns the Otay Landfill and the Sycamore Canyon Landfill. Solid waste would primarily be transferred to the Otay

Landfill; however, both landfills have existing capacity. The current permit (37-AA-0010) anticipates that Otay Landfill would be in operation until 2028 based on current waste generation rates (County of San Diego 2015), and the Sycamore Canyon Landfill is anticipated to be in operation until 2042.

Energy

The Project is within the San Diego Gas & Electric Company (SDG&E) service area and would receive service via an extension from the existing facility at the intersection of Agua Vista and Proctor Valley Road in Chula Vista. Planning Areas 16/19 would receive service via an extension of the existing facilities at either Melody or Whispering Meadows. The Proctor Valley Substation is located close to the Project, and a 200-foot-wide SDG&E transmission corridor traverses the Central Village 14 in an east/west direction.

Drainage and Stormwater Management

The Project would include 14 regional-type biofiltration basins at the downstream portions of the developed areas and along Proctor Valley Road to address pollution control and flow control. In addition, Project designs have incorporated low-impact development strategies, including minimizing impervious surfaces through a clustered lot design, curb-cuts to landscaping, rural swales, and directing street runoff to biofiltration basins.

Schools

The Project would designate approximately 9.7 acres for an elementary school site within the Village Core; however, construction of the elementary school is contingent upon the needs of the CVESD. If the CVESD determines that a new elementary school is not needed to serve the Project, up to 1,119 homes would be constructed, and approximately 460 elementary school students, 136 middle school students, and 246 high school students would be generated by the Project.

Fire Protection and Emergency Services

The Project is within the boundaries of the San Diego County Fire Authority and County Service Area 135. The Proposed Project reserves a 2.3-acre public safety site for a permanent fire station in the Village Core. The Fire Protection Plan for the Project (Appendix 3.1.1-2 to this EIR) analyzes the phasing for the provision of fire service and the timing for construction of the fire station would be addressed. The Project Applicant has entered into a Fire Service Agreement with the SDCFA which provides details regarding timing, funding, staffing, equipment and construction of the fire station.

Law Enforcement

The County Sheriff's Department currently provides law enforcement services to the Project Area and would continue to provide service in the area. The County Sheriff has

determined that a 500-square-foot storefront facility is needed to serve the Project. The storefront facility would be provided at the public safety site or in the mixed-use site within the Village Core.

Public Parks, Recreation Facilities, and Trails

This EIR describes the Project's public park and recreation facilities and trails. The PFFP provides additional information regarding phasing and implementation of the facilities (Appendix 3.1.6-1 to this EIR). Specifically, the Project would provide approximately 24.7 acres of public and private parks and recreation facilities, and 11 miles of trails. Figure 1-6 illustrates the locations of the proposed public parks and recreation facilities.

b. Associated Project Approvals

The following project approvals also need to be secured to authorize build-out of the Otay Ranch Village 14 and Planning Areas 16/19 Project:

- ***General Plan Amendment:*** The Project includes amendments to the Land Use Element of the County General Plan to correct minor mapping inconsistencies in the Land Use Designation and Regional Categories Maps. The Project also includes an amendment to the Mobility Element of the County General Plan to modify the classification and alignment of Proctor Valley Road.

- ***Otay Ranch GDP/SRP Amendment:*** The Project would amend the text of the County's Otay Ranch GDP/SRP. The Project would include minor amendments to the Otay Ranch GDP/SRP to align the County's document with the Chula Vista Otay Ranch General Development Plan. These minor amendments include refinements to more accurately describe and depict the Project.

- ***Specific Plan:*** Pursuant to California Government Code, Sections 65450–65457, a Specific Plan describes the land uses, public facilities and services, development regulations, and implementation strategies for a project. As required by the Otay Ranch GDP/SRP, the Otay Ranch Village 14 and Planning Areas 16/19 Specific Plan refines and implements the land use plans, goals, objectives, and policies of the adopted Otay Ranch GDP/SRP through the Site Utilization Plan, Grading Concept Plan, Circulation Plan, and Landscape Concept Plan. The adopted Otay Ranch GDP/SRP identifies implementation tasks that must be performed as conditions of approval of specific plans, including preparation of particular plans and technical reports. These implementation requirements have been satisfied through the preparation of various supporting documents and plans included or referenced in the Final EIR.

- ***Rezone:*** The Project includes a Rezone to correct minor mapping inconsistencies to the County Zoning Map.

- ***Tentative Map:*** The Project includes the Tentative Map (TM 5616), prepared pursuant to the County Subdivision Ordinance. The Tentative Map addresses subdivision of the Project Area, street standards, and infrastructure. Table 1-2 provides a list of the Project's proposed waivers for Tentative Map TM 5616. These waivers are required to modify the street standards for the Tentative Map.

- ***Other Permits and Approvals:*** Other permits and approvals, which are known to be needed, or may be needed, in order to implement various components of the Project in the future, are identified in Table 1-3, Proposed Discretionary Approvals and Permits and Table 1-6, Future Discretionary Approvals and Permits that May Be Required from Other Agencies of the Final EIR's Project Description (Section 1).

B. Project Objectives

The underlying purpose of the Project is to implement a planned community and biological preserve sufficient in size and scale to realize both the applicant's vision and the vision of the existing entitlements for the Project Area (defined below) as set forth in the Otay Ranch General Development Plan/Otay Subregional Plan, Volume II (Otay Ranch GDP/SRP) (City of Chula Vista and County of San Diego 1993a).

The Project's objectives are as follows:

1. **Meet Regional Housing Needs -** Assist in meeting the regional housing needs identified in the County's General Plan Housing Element, including optimizing housing opportunities for a variety of age groups, family sizes, and income ranges, while promoting a safe and healthy living environment.
2. **Implement the Otay Ranch GDP/SRP and Policy I-109 -** Implement the Goals, Objectives, and Policies embedded in the Otay Ranch GDP/SRP, the Otay Ranch Phase 1 and Phase 2 Resource Management Plan (RMP), the Otay Ranch Facility Implementation Plan, the Otay Ranch Village Phasing Plan, and the Otay Ranch Service/Revenue Plan, consistent with County Board of Supervisors Policy I-109, Policy II.
3. **Implement the Vision of a Transitional Area** - Implement the vision of the Otay Ranch GDP/SRP to serve as a transitional area between the more urban Otay Ranch villages and Eastern Territories of Chula Vista, south of the Project Area, and the more rural areas of Jamul and Dulzura, north of the Project Area.

4. **Create a Village Core** - Implement the vision of the Otay Ranch GDP/SRP by creating a centrally located Village Core with sufficient intensity at the heart of Village 14 that provides a sense of place for residents and establishes the activity and social center of Village 14, including an elementary school site and fire station, parks, and public assembly areas, with densities generally decreasing away from the Village Core.

5. **Buffer Jamul with a Rural Estate Area** - Implement the vision of the Otay Ranch GDP/SRP for Planning Areas 16/19 by creating a buffer adjacent to the existing community of Jamul by establishing a rural estate area composed exclusively of low-density housing, with minimum lot sizes ranging from one to two acres. This would also include Limited Development Areas, planned for in the Otay Ranch GDP/SRP, within private lots to protect steep slopes and/or natural resources within residential lots.

6. **Implement Traffic Calming on Proctor Valley Road** - Minimize the width of Proctor Valley Road and implement traffic-calming features throughout the community, including a series of roundabouts along Proctor Valley Road to promote community character and encourage slower speeds.

7. **Reduce Greenhouse Gas Emissions** - Combine appropriate land uses with current local and state conservation technologies and strategies to meet local, state, and federal goals for reducing greenhouse gas emissions.

8. **Provide Fiscally Responsible and Timely Public Facilities and Services** - Establish land use and facility plans that are fiscally responsible and viable, with consideration of existing and anticipated economic conditions. Provide a level of private development adequate to ensure the timely and economically feasible provision of public facilities and services required to serve community needs.

9. **Implement Jamul/Dulzura Mobility Element Roadway for Proctor Valley Road** - Implement the Jamul/Dulzura Mobility Element Roadway Network for Proctor Valley Road as a two-lane Light Collector to minimize impacts consistent with County ME Goal M-2, limit inducements to growth, and maintain community character.

II. ENVIRONMENTAL IMPACTS FOUND TO BE NOT SIGNIFICANT OR LESS THAN SIGNIFICANT

The County finds that, based upon the Final EIR and other substantial evidence in the record, the impacts associated with those issue areas discussed in Chapter 3 of the Otay Ranch Village 14 and Planning Areas 16/19 Project Final EIR, including Hazards and Hazardous Materials, (Section 3.1.1), Hydrology and Water Quality (Section 3.1.2), Land Use and Planning (Section 3.1.3), Mineral Resources (Section 3.1.4), Population and Housing (Section 3.1.5), Public Services (Section 3.1.6), Recreation (Section 3.1.7), Utilities and Utility Systems (Section 3.1.8), and Energy (Section 3.1.9), are less than significant and no mitigation is required pursuant to Public Resources Code Section 21081(a) and CEQA Guidelines Section 15091(a).

Accordingly, changes or alterations are not required for these less than significant impacts pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1).

III. POTENTIALLY SIGNIFICANT IMPACTS THAT CAN BE MITIGATED BELOW A LEVEL OF SIGNIFICANCE (CEQA GUIDELINES § 15091(A)(1))

Pursuant to Section 21081(a) of the Public Resources Code and Section 15091(a)(1) of the State CEQA Guidelines, the County of San Diego Board of Supervisors finds that, for each of the following significant effects identified in the FEIR, changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment. The significant effects and mitigation measures are stated fully in the FEIR. These findings are explained below and are supported by substantial evidence in the record of proceedings.

A. Air Quality

Significant Effect: Impact AQ-1 - Project-generated maximum daily construction emissions would exceed the construction thresholds for particulate matter less than or equal to 10 microns in diameter (PM_{10}) and particulate matter less than or equal to 2.5 microns in diameter ($PM_{2.5}$) during one or more years of construction.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-AQ-1 through M-AQ-8 have been proposed to mitigate the significance of Impact AQ-1.

M-AQ-1 requires that diesel-powered generators (engines greater than 750 horsepower) used for rock-crushing operations shall be equipped with Tier 4 Final engines.

M-AQ-2 requires that, prior to construction activities, the applicant or its designee shall employ a construction relations officer who shall address community concerns regarding on-site construction activity. The applicant shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer, who shall document complaints and concerns regarding on-site construction activity. The sign shall be placed in easily accessible locations along Proctor Valley Road and noted on grading and improvement plans.

M-AQ-3 requires the following provisions to be implemented to reduce emissions associated with blasting and rock crushing activities:

a. During blasting activities, the construction contractor shall implement all feasible engineering controls to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains, or wet blasting. Watering methods, such as water sprays and water applications, also shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions.

b. During rock-crushing transfer and conveyance activities, material shall be watered prior to entering the crusher. Crushing activities shall not exceed an opacity limit of 20% (or Number 1 on the Ringelmann Chart) as averaged over 3 minutes in any period of 60 consecutive minutes, in accordance with San Diego Air Pollution Control District (SDAPCD) Rule 50, Visible Emissions. A qualified opacity observer shall monitor opacity from crushing activities once every 30 days while crushers are employed on site to ensure compliance with SDAPCD Rule 50. Water sprayers, conveyor belt enclosures, or other mechanisms shall be employed to reduce fugitive dust generated during transfer and conveyance of crush material.

M-AQ-4 requires that, prior to the commencement of any construction activities, the applicant or its designee shall provide evidence to the County that, for off-road equipment with engines rated at 75 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted by the County in the event the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.[1] Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.

M-AQ-5 requires that the primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained in accordance with manufacturer's specifications before and for the duration of on-site operation.

M-AQ-6 requires that electrical hookups shall be provided on site for hand tools such as saws, drills, and compressors used for building construction to reduce the need for electric generators and other fuel-powered equipment. The use of electrical construction equipment shall be employed, where feasible.

M-AQ-7 requires that construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.

M-AQ-8 requires that haul truck staging areas shall be provided for loading and unloading soil and materials and shall be located away from sensitive receptors at the furthest feasible distance.

[1] For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards.

Rationale: Implementation of **M-AQ-1** through **M-AQ-8** would reduce impacts related to project-generated maximum daily construction emissions to less than significant for particulate matter less than or equal to 10 microns in diameter (PM_{10}) and particulate matter less than or equal to 2.5 microns in diameter ($PM_{2.5}$) during construction because it would ensure that emissions from Tier 4 Final Rock Crushing Equipment are reduced; employ a construction relations officer who will address community concerns regarding blasting and rock crushing; implement blasting and rock crushing dust controls, prohibit use of construction equipment that is less than Tier 4 Interim; ensure that all construction equipment is properly tuned and maintained to reduce emissions; use electrical construction equipment where feasible; outfit construction equipment with BACT devices; and locate haul truck staging areas at the furthest feasible distance from sensitive receptors.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact AQ-1 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.3, Sections 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6
- FEIR Chapter 7.0, Sections 7.1.3 and 7.2.1
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.3-1, Air Quality Technical Report

Significant Effect: Impact AQ-CUM-1 - The Proposed Project has a significant direct impact on air quality with regard to construction-related emissions of $PM_{2.5}$ and, therefore, could also result in a significant cumulatively considerable net increase in those emissions.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-AQ-1 through **M-AQ-8** have been proposed to mitigate the significance of Impact AQ-CUM-1. See discussion of Impact AQ-1, above, for text of **M-AQ-1** through **M-AQ-8**.

Rationale: Implementation of **M-AQ-1** through **M-AQ-8** would reduce impacts related to cumulative construction-related emissions of $PM_{2.5}$ to less than significant because it would ensure that emissions from Tier 4 Final Rock Crushing Equipment are reduced; employ a construction relations officer who will address community concerns regarding blasting and rock crushing, implement blasting and rock crushing dust controls; prohibit use construction equipment that is less than Tier 4 Interim; ensure that all construction equipment is properly tuned and maintained to reduce emissions; use electrical construction equipment where feasible;

outfit construction equipment with BACT devices; and locate haul truck staging areas at the furthest feasible distance from sensitive receptors.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact AQ-CUM-1 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.3, Sections 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6
- FEIR Chapter 7.0, Sections 7.1.3 and 7.2.1
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.3-1, Air Quality Technical Report

B. Biological Resources

Significant Effect: Impact BI-1 - Permanent Direct Impacts to potential Quino Checkerspot Butterfly Suitable Habitat: The Proposed Project would result in the loss of 793.7 acres of potential Quino checkerspot butterfly habitat. Such impacts would be potentially significant.

Finding: Changes or alterations have been required in, or incorporated into, the Project that mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-3, M-BI-4, M-BI-5, M-BI-8, M-BI-9, and **M-BI-10** have been proposed to mitigate the significance of Impact BI-1.

M-BI-3 (Habitat Conveyance and Preservation) requires that prior to the approval of the first Final Map for the Proposed Project, the Proposed Project applicant or its designee shall coordinate with the County to establish and/or annex the Project Area into a County-administered Community Facilities District to fund the ongoing management and maintenance of the Otay Ranch Resource Management Plan (RMP) Preserve. Prior to the recordation of the first Final Map within each Tentative Map, the Proposed Project applicant shall convey land within the Otay Ranch RMP Preserve to the Otay Ranch Preserve Owner/Manager or its designee at 1.188 acres for each "developable acre" impacted, as defined by the Otay Ranch RMP. Based on the analysis in the Draft EIR, it is anticipated that the Proposed Project would convey a total of 776.8 acres, 426.7 acres of which is anticipated to be conveyed within Village 14 and Planning Areas 16/19. The actual conveyance will be based on the 1.188 mitigation ratio as determined at Final Map. The remaining acres of required conveyance would be met through off-site acquisitions within the Otay Ranch RMP, which would then be conveyed to the Otay Ranch RMP Preserve. In addition, the BMO analysis determined mitigation requirements for areas subject to the BMO (PV1, PV2 and PV3) are more stringent for certain types of habitat than the Otay Ranch RMP Preserve Conveyance Obligation. Accordingly, the BMO analysis identified an additional 24.6 acres of

mitigation, beyond the 203.5 acres required by the Otay Ranch RMP Preserve Conveyance Obligation, for impacts in PV1, PV2 and PV3, for a total of 228.1 acres. The mitigation provided for impacts to PV1, PV2, and PV3 would be like-kind or up-tiered habitat.

M-BI-4 (Biological Open Space Easement) requires that areas of Conserved Open Space be preserved on site and either be added to the Otay Ranch RMP Preserve, given to the City of San Diego to mitigate for impacts to Cornerstone Lands, or managed under a County approved RMP through the County biological open space easement to satisfy the additional mitigation requirements as a result of the BMO analysis. This easement shall be for the protection of biological resources, and all of the following shall be prohibited on any portion of the land subject to said easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building or structure; vehicular activities; dumping trash; or using the area for any purpose other than as open space. Granting this biological open space shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation. The only exceptions to this prohibition are the following:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. Although clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the fire authority having jurisdiction, and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Department of Planning & Development Services.
3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego Department of Environmental Health.
4. Construction, use, and maintenance of multi-use, non-motorized trails.

The Applicant shall show the on-site biological open space easement on the Final Map and biological open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review, then submit them for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents.

If areas of Conserved Open Space are managed through the County to provide for the long-term management of the proposed Conserved Open Space, an RMP shall be prepared and implemented prior to the approval of the Final Map. The RMP shall be submitted to the County and City of Chula Vista for approval as required. The final RMP cannot be approved until the

following has been completed to the satisfaction of the Director of Department of Planning & Development Services, and, in cases where the Director of the Department of Parks and Recreation has agreed to be the owner/manager, to the satisfaction of the Director of the Department of Parks and Recreation:

1. The RMP shall be prepared and approved pursuant to the most current version of the *County of San Diego Biological Report Format and Content Requirements.*
2. The biological open space easements shall be dedicated to ensure that the land is protected in perpetuity.
3. A resource manager shall be selected, and evidence provided by the applicant as to the acceptance of this responsibility by the proposed resource manager,
4. The RMP funding costs, including a PAR (Property Assessment Record) or other equally adequate forecast, shall be identified. The funding mechanism (endowment or other equally adequate mechanism) to fund annual costs for the RMP and the holder of the security shall be identified and approved by the County.
5. A contract between the applicant and County shall be executed for the implementation of the RMP.
6. Annual reports shall include an accounting of all required tasks and details of tasks addressed during the reporting period, and an accounting of all expenditures and demonstration that the funding source remains adequate.

M-BI-5 (Permanent Fencing and Signage) requires that, in order to protect the Otay Ranch Resource Management Plan Preserve and areas of Conserved Open Space from entry upon occupancy of any housing units, an open space fence or wall be installed along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Proctor Valley Village 14 and Preserve Edge Plan and Proposed Fencing, Preserve Signage, and Fuel Modification Zones. The barrier shall be a minimum construction of vertical metal fencing, but may be other suitable construction material, as approved by Department of Planning & Development Services and the Director of Parks and Recreation. To protect the Preserve from entry, informational signs shall be installed, where appropriate, along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Proctor Valley Village 14 and Preserve Edge Plan. The signs must be corrosion resistant, a minimum of 6 inches by 9 inches, on posts not less than 3 feet in height from the ground surface, and state, "Sensitive Environmental Resources Protected by Easement. Entry without express written permission from the County of San Diego is prohibited."

M-BI-8 (Quino Checkerspot Butterfly Take Authorization) requires that the Project Applicant shall consult with the USFWS to determine if take authorization is required for impacts to Quino checkerspot. If such take authorization is required, the Proposed Project Applicant or its

designee shall demonstrate, to the satisfaction of the Director of Planning & Development Services (or his/her designee) and prior to the issuance of the first grading permit that impacts suitable Quino checkerspot butterfly habitat, that it has secured from any necessary take authorization. Take authorization may be obtained through the Section 7 Consultation or Section 10 incidental take permit requirements. The Applicant will comply with any and all conditions, including preconstruction surveys, that the USFWS may require for take of Quino checkerspot butterfly pursuant to the FESA. If required as a permit condition, preconstruction surveys will be conducted in accordance with USFWS protocols unless the USFWS authorizes a deviation from those protocols.

Take may also be obtained through the County of San Diego Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition, if/when approved. If the Quino checkerspot butterfly is included as an addition to the South County MSCP, and the Applicant seeks take under the Quino Addition, the Applicant will comply with any and all conditions required under the County MSCP Subarea Plan Quino Checkerspot Butterfly Addition.

M-BI-9 (Quino Checkerspot Butterfly Habitat Preservation) requires that the Proposed Project convey 404.8 acres of potential habitat for Quino checkerspot butterfly. In addition, per **M-BI-4**, an open space easement shall be placed over 72.4 acres of potential habitat within Conserved Open Space. Therefore, 477.2 acres of potential habitat for Quino checkerspot butterfly shall be conveyed to the Otay Ranch Resource Management Plan Preserve or not be impacted by the Proposed Project. An additional 350.1 acres of conveyance is required for the Proposed Project's impacts and shall be selected to include suitable Quino checkerspot butterfly habitat. For the off-site mitigation parcel(s) to be acceptable as mitigation for sensitive plant and wildlife species, including Quino checkerspot butterfly, vegetation within the off-site parcel must be mapped and the site must have suitable habitat to support Quino checkerspot butterfly per the survey guidelines definition of habitat. Thus, the Proposed Project shall provide mitigation acreage at a ratio of at least 1:1 (preservation of 1 acre for every 1 acre of impact) and shall adequately mitigate impacts to potential Quino checkerspot butterfly habitat. This mitigation measure also satisfies the mitigation requirements for those portions of the Project Area subject to the Biological Mitigation Ordinance. These areas shall be managed under a Quino Checkerspot Butterfly Management/Enhancement Plan, as discussed further in **M-BI-10**.

M-BI-10 (Quino Checkerspot Butterfly Management/Enhancement Plan) requires that, prior to the issuance of the first grading permit with the potential to affect suitable Quino checkerspot butterfly habitat, the Proposed Project shall prepare a long-term Quino Checkerspot Butterfly Management/ Enhancement Plan. At a minimum that plan shall include focused surveys within suitable habitat in the Otay Ranch Resource Management Plan Preserve and Conserved Open Space to determine if the species and suitable host plants are present, and determine areas of potential habitat restoration. The plan shall be submitted to and receive approval from the Director of the Department of Planning & Development Services (or her/his designee) and the Director of Parks and Recreation. The Quino Checkerspot Butterfly Management/Enhancement

Plan shall either be superseded or unnecessary upon completion and adoption of a future County Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition. Adaptive management techniques shall be included in the plan, with contingency methods for changed circumstances. These measures shall ensure that the loss of habitat for the species related to the proposed development are adequately offset by measures that will enhance the potential for Quino checkerspot butterfly to occupy the Preserve, and shall provide data that will help the species recover throughout its range.

Rationale: Implementation of **M-BI-3, M-BI-4, M-BI-5, M-BI-8, M-BI-9,** and **M-BI-10** would reduce permanent direct impacts to potential Quino checkerspot butterfly suitable habitat to less than significant because it would require conveyance of habitat to the Otay Ranch RMP Preserve and funding of ongoing RMP Preserve maintenance and management; preservation of Conserved Open Space; installation of an open space fence or wall along open space edges to protect the Otay Ranch RMP Preserve and areas of Conserved Open Space from entry upon occupancy of housing units; obtaining take authorization for Quino Checkerspot Butterfly if such authorization is deemed necessary and complying with any conditions required thereby; conveyance of potential Quino habitat to the Preserve; and preparation of a long-term Quino Checkerspot Butterfly Management/Enhancement Plan.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-1 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents.

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Chapter 8.0, Section 8.4.3
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix)
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-2 - Permanent Direct Impacts to Habitat for Special-Status Wildlife Species: Implementation of the Proposed Project would result in the direct loss of habitat, including foraging habitat, for some of the County of San Diego Group 1, Group 2, and SSC species. These species include the following: red diamond rattlesnake, western spadefoot, Cooper's hawk, southern California rufous-crowned sparrow, grasshopper sparrow, burrowing owl, red-shouldered hawk, turkey vulture, northern harrier, California horned lark, loggerhead shrike, coastal California gnatcatcher, western bluebird, common barn-owl, monarch, San Diego black-tailed jackrabbit, mule deer, cougar, American badger, San Diegan tiger whiptail, rosy boa,

long-eared owl, white-tailed kite, Blainville's horned lizard, Bell's sage sparrow, ferruginous hawk, pallid bat, western mastiff bat, western red bat, Yuma myotis, San Diego desert woodrat, big free-tailed bat, orangethroat whiptail, San Diego banded gecko, and Coronado skink (see Table 2.4-10).).

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-3, M-BI-4, M-BI-5, M-BI-6, and M-BI-13 have been proposed to mitigate the significance of Impact BI-2. See discussion of Impact BI-1, above, for text of **M-BI-3, M-BI-4, B-BI-5**, above, for text of these mitigation measures.

M-BI-1 (Biological Monitoring) requires that, to prevent disturbance to areas outside the limits of grading, all grading shall be monitored by a biologist. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits for any areas adjacent to the Otay Ranch Resource Management Plan (RMP) Preserve and the off-site areas, the Proposed Project applicant or its designee shall provide written confirmation that a biological monitor approved by the County of San Diego has been retained and shall be present during clearing, grubbing, and/or grading activities within sensitive resources.

Biological monitoring shall include the following:

a. Attend the preconstruction meeting with the contractor and other key construction personnel prior to clearing, grubbing, or grading to reduce conflict between the timing and location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds).

b. Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas prior to clearing, grubbing, or grading. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas.

c. Discuss procedures/training for minimizing harm to or harassment of wildlife encountered during construction with the contractor and other key construction personnel prior to clearing, grubbing, or grading.

d. Supervise and monitor vegetation clearing, grubbing, and grading to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved.

e. Flush species (i.e., avian or other mobile species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities.

f. Verify that the construction site is implementing the stormwater pollution prevention plan (SWPPP) best management practices. The SWPPP is described in further detail in **M-BI-14**.

g. Periodically monitor the construction site in accordance with the Proposed Project's fugitive dust control plan. Periodically monitor the construction site to see that dust is

minimized according to the fugitive dust control plan and that manufactured slopes are revegetated as soon as possible.

h. Periodically monitor the construction site to verify that artificial security light fixtures are directed away from open space and are shielded.

i. Oversee the construction site so that cover and/or escape routes for wildlife from excavated areas are provided on a daily basis. All steep trenches, holes, and excavations during construction shall be covered at night with backfill, plywood, metal plates, or other means, and the edges covered with soils and plastic sheeting such that small wildlife cannot access them. Soil piles shall be covered at night to prevent wildlife from burrowing in. The edges of the sheeting shall be weighed down by sandbags. These areas may also be fenced to prevent wildlife from gaining access. Exposed trenches, holes, and excavations shall be inspected twice daily (i.e., each morning and prior to sealing the exposed area) by a qualified biologist to monitor for wildlife entrapment. Excavations shall provide an earthen ramp to allow for a wildlife escape route.

M-BI-6 (Nesting Bird Survey) requires that, in order to avoid any direct impacts to raptors and/or any migratory birds protected under the Migratory Bird Treaty Act, removal of habitat that supports active nests on the proposed area of disturbance shall occur outside of the nesting season for these species (January 15 through August 15, annually). If, however, removal of habitat on the proposed area of disturbance must occur during the nesting season, the Proposed Project applicant or its designee shall retain a biologist approved by the County of San Diego (County) to conduct a preconstruction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. If nesting birds are detected, a letter report or mitigation plan, as deemed appropriate by the County, shall be prepared and include proposed measures to be implemented to ensure that disturbance of nesting activities are avoided. The report or mitigation plan shall be submitted to the County for review and approval and implemented to the satisfaction of the Director of Planning & Development Services (or her/his designee). The County's mitigation monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

M-BI-13 (Burrowing Owl Preconstruction Survey) requires that, prior to issuance of any land development permits, the Proposed Project applicant or its designee retain a County-approved biologist to conduct focused preconstruction surveys for burrowing owl. The surveys shall be performed no earlier than seven days prior to the commencement of any clearing, grubbing, or grading activities. If occupied burrows are detected, the County-approved biologist shall prepare a passive relocation mitigation plan subject to review and approval by the Wildlife Agencies (i.e., California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) and the County, including any subsequent burrowing owl relocation plans to avoid impacts from construction-related activities.

Rationale: Implementation of **M-BI-1, M-BI-3, M-BI-4, M-BI-5, M-BI-6,** and **M-BI-13** would reduce permanent direct impacts to habitat for special-status wildlife species to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading; conveyance of habitat to the Otay Ranch Preserve and funding of ongoing RMP Preserve maintenance and management; installation of an open space fence or wall to protect the Otay Ranch Preserve and areas of Conserved Open Space from entry upon occupancy of any housing units; nesting bird surveys; and preconstruction burrowing owl surveys and passive relocation plan.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-2 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-3 - Permanent Direct Impacts to Hermes Copper Butterfly Suitable Habitat: Although no Hermes copper butterfly were observed in the Project Area, there is the possibility that Hermes copper butterfly could use or occupy the site at some time in the future. The Proposed Project would result in impacts to 18 acres of habitat that could support future Hermes copper butterfly populations.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-3, M-BI-4, and **M-BI-5** have been proposed to mitigate the significance of Impact BI-3. See discussion of Impact BI-1, above, for text of **M-BI-3** through **M-BI-5**.

Rationale: Implementation of **M-BI-3, M-BI-4, and M-BI-5** would reduce permanent impacts to Hermes copper butterfly to less than significant because it would require conveyance of habitat to the Otay Ranch RMP Preserve and funding of ongoing RMP Preserve maintenance and management; preservation of Conserved Open Space; and installation of an open space fence or wall to protect the Otay Ranch RMP Preserve and areas of Conserved Open Space from entry upon occupancy of any housing units.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-3 would be reduced to less than significant levels with the implementation of mitigation is

found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-4 - Temporary Direct Impacts to Special-Status Plant Species: The Proposed Project would have potentially significant short-term direct impacts to known occurrences of County List A and B plant species, or those with a moderate to high potential to occur, at the edge of the construction and non-impacted areas interface (i.e., Otay Ranch RMP Preserve, Conserved Open Space, and non-graded LDA) (see Table 2.4-6). County A listed species include San Diego goldenstar *(Bloomeria clevelandii),* Orcutt's brodiaea (*Brodiaea orcuttii),* delicate clarkia (*Clarkia delicate),* Otay tarplant (*Deinandra conjugens*), Variegated dudleya (*Dudleya variegate*), Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*). County B listed species include San Diego barrel cactus (*Ferocactus viridescens),* San Diego marsh-elder (*Iva hayesiana*), and Munz's sage (*Salvia munzii).*

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1 and **M-BI-2** have been proposed to mitigate the significance of Impact BI-4. See discussion of Impact BI-2, above, for text of **M-BI-1**.

M-BI-2 (Temporary Construction Fencing) requires that, prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, the Proposed Project applicant or its designee install prominently colored fencing and signage wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to the Preserve and for all off-site facilities constructed within the Preserve. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence to the satisfaction of the Director of Planning & Development Services (or his/her designee) and the Director of Parks and Recreation that work was conducted as authorized under the approved land development permit and associated plans.

Rationale: Implementation **of M-BI-1** and **M-BI-2** would reduce potentially significant short-term direct impacts to known occurrences of County List A and B plant species, or those with a moderate to high potential to occur, at the edge of the construction and non-impacted areas

interface to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; and installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-4 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-5 - Permanent Direct Impacts to Special-Status Plant Species: The Proposed Project would affect 10 County List A and B species, of which 6 are "Covered Species" under the MSCP: San Diego goldenstar, Orcutt's brodiaea, delicate clarkia, Otay tarplant, variegated dudleya, and San Diego barrel cactus. To the extent the Project affects these species in areas subject to the County's MSCP Subarea Plan and or MSCP Subarea Plans administered by the City of San Diego and/or the City of Chula Vista (San Diego barrel cactus), those impacts are deemed less than significant.

The Project, however, will affect some Otay tarplant, San Diego golden star, variegated dudleya, and San Diego barrel cactus in areas subject to either the County Biological Mitigation Ordinance or MSCP Subarea Plan administered by the City of Chula Vista (Otay tarplant). For this reason, these impacts are considered significant unless mitigated.

The Proposed Project would also affect four County List A and B species that are **not** covered under the MSCP: delicate clarkia, Robinson's pepper-grass, San Diego marsh-elder, and Munz's sage. Impacts to delicate clarkia, Robinson's pepper-grass, and Munz's sage are considered less than significant, due either to the minimal nature of the impact or to the mitigation afforded the species under the RMP (as well as ancillary benefits afforded by the MSCP Preserve.) Note, however, that some of the impacts to Robinson's pepper-grass would occur in areas subject to the Biological Mitigation Ordinance, resulting in additional mitigation for the species. Impacts to San Diego marsh-elder are considered significant, but mitigable, as discussed below.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, M-BI-3, M-BI-4, and **M-BI-11** have been proposed to mitigate the significance of Impact BI-5. See discussion of Impacts BI-1, BI-2, and BI-4, above, for text of **M-BI-1** through **M-BI-4**.

M-BI-11 (Biological Resource Salvation Plan) requires that, prior to the issuance of land development permits, including clearing or grubbing and grading permits, for areas with salvageable sensitive biological resources, including San Diego goldenstar, variegated dudleya, San Diego barrel cactus, San Diego marsh-elder, and Robinson's pepper grass (including plant materials and soils/seed bank), the Proposed Project applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan. The Resource Salvage and Restoration Plan shall be prepared by a biologist approved by the City of Chula Vista and County of San Diego, to the satisfaction of the Development Services Director (or her/his designee) and in conjunction with the POM. Mitigation ratios for impacts to plant populations subject to the BMO are more robust than those required under the RMP. The mitigation for impacts to species subject to the BMO and the City of Chula Vista and County of San Diego subarea plans shall be as follows:

Species Scientific Name/ Common Name	Impacts	Mitigation Ratio	Mitigation Provided
Bloomeria clevelandii (San Diego Goldenstar)	17 individuals	3:1	51 individuals
Dudleya variegata Variegated dudleya	35 individuals	3:1	105 individuals
Ferocactus viridescens San Diego barrel cactus	36 individuals	2:1	70 individuals (2 individuals are preserved on site)
Iva hayesiana San Diego marsh-elder	1,057 individuals	1:1	1,057 individuals
Lepidium virginicum var. *robinsonii* Robinson's pepper-grass	112 individuals	2:1	218 individuals (6 individuals are preserved on site)

The Resource Salvage and Restoration Plan will also include compliance with the mitigation standards set forth in the RMP, including those related to restoration and translocation for San Diego goldenstar (translocation 758 of impacted individuals), San Diego marsh-elder in drainages (0.65 acres of impacts at a 2:1 ratio), San Diego County needle grass (translocation of 93 impacted individuals). The mitigation requirements for variegated dudleya and San Diego barrel cactus are satisfied with the BMO mitigation requirements.

The Resource Salvage and Restoration Plan shall, at a minimum, evaluate options for plant salvage and relocation, including individual plant salvage, native plant mulching, selective soil salvaging, application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch Resource Management Plan Preserve. The Resource Salvage and Restoration Plan shall include incorporation of relocation and restoration efforts for San Diego goldenstar, San Diego County needle grass, variegated dudleya, San Diego goldenstar and

San Diego barrel cactus, and include San Diego marsh-elder, and Robinson's pepper-grass within restoration areas associated with **M-BI-12** or other suitable sites within the Otay Ranch RMP Preserve. Relocation efforts may include seed collection and/or transplantation to a suitable receptor site, and shall be based on the most reliable methods of successful relocation. The program shall also include a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The program shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, success criteria, and any relevant contingency measures to ensure that no-net-loss is achieved. The program shall also be subject to the oversight of the Development Services Director (or her/his designee). In addition to relocation of existing populations for San Diego goldenstar, variegated dudleya and San Diego barrel cactus, the Biological Resource Salvage and Restoration Plan shall also include additional plantings of these species to achieve a 3:1 and 2:1 mitigation ratio, respectively (see table above).

If populations of San Diego marsh-elder, and Robinson's pepper-grass are found within the off-site mitigation, preservation of these populations may be used for mitigation instead of restoration activities.

As required per RMP Policy 3.2, the Project Applicant will coordinate with the POM to meet the restoration requirements for Munz's sage- and San Diego viguiera-dominated coastal sage scrub.

Rationale: Implementation of **M-BI-1, M-BI-2, M-BI-3, M-BI-4,** and **M-BI-11** would reduce permanent direct impacts to special-status plant species to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; conveyance to the Otay Ranch Preserve and funding of ongoing RMP Preserve maintenance and management; preservation of Conserved Open Space; and preparation of a Biological Resource Salvation and Restoration Plan. More specifically:

Impacts to **delicate clarkia**, **Robinson's pepper-grass**, and **Munz's sage** are considered less than significant, due either to the minimal nature of the impact or to the mitigation afforded the species under the RMP (as well as ancillary benefits afforded by the MSCP Preserve.)

In the case of **delicate clarkia**, the Project would result in impacts to four individuals out of 5 observed. This impact is **less than significant** as it would not have a substantial adverse effect on the local long-term survival of the plant**.** Note also that the species will benefit from the Project's conveyance of land into the Otay Ranch RMP Preserve – i.e., **M-BI-3** and **M-BI-4**.

The project would disturb or remove 168 of 174 individuals of **Robinson's pepper-grass**. This species, however, has a low CRPR 4.3 ranking in terms of plant rarity and threat. Note that 106 of the individuals affected by the project are located on lands subject to the BMO's 2:1 salvage/translocation requirement. As a result, 212 Robinson's pepper-grass will be replanted in permanent open space. This, along with preservation of 6 individuals on site, would result in a net gain of individuals. Thus, impacts to this species would be **less than significant.**

The Otay Ranch RMP mitigation measures for **Munz's sage** (which mirror those set forth in the 1993 PEIR) focus on Munz's sage-dominated coastal sage scrub, recommending that coastal sage scrub with 50% or more Munz's sage be restored at a 2:1 ratio based on acreage. The Proposed Project contains approximately 6.2 acres of Munz's sage-dominated coastal sage scrub out of 804.1 acres of coastal sage scrub overall. Of these 6.2 acres, the Proposed Project would disturb approximately 2.5 acres. Although this impact is not considered significant from a CEQA perspective, the RMP requires that projects restore impacted Munz's sage-dominated coastal sage scrub at the 2:1 ratio identified in the 1993 PEIR, resulting in 5.0 acres of restoration. For the reasons set forth above, impacts to Munz's sage would be **less than significant**.

With respect to impacts on and mitigation for **San Diego marsh-elder, San Diego goldenstar, Orcutt's brodiaea, San Diego barrel cactus,** and **variegated dudleya**, the following findings apply:

The Proposed Project would remove 3,937 of 5,556 **San Diego marsh-elder** individuals within the Project Area, including off-site areas within the cities of Chula Vista and San Diego. There are 0.65 acres (consisting of 125 individuals) of San Diego marsh elder located in intermittent drainages which are subject to the Otay Ranch PEIR and Otay Ranch RMP's 2:1 restoration requirement. Based on this finding, the Proposed Project would be required to restore 1.30 acres (containing a minimum of 250 individuals) of marsh-elder habitat in intermittent drainages within the Otay Ranch RMP Preserve. As a condition of the BMO, the Proposed Project would provide a 1:1 mitigation for 1,024 individuals in PV1, PV2 and PV3 (even though these were anticipated to be impacted by the Otay Ranch PEIR and RMP). The populations located within the cities of Chula Vista and San Diego would also be mitigated at a 1:1 ratio (33 individuals). Therefore, the Proposed Project would restore a minimum of 1,307 individuals (250 + 33 + 1,024) in accordance with the Otay Ranch PEIR, Otay Ranch RMP, and BMO. Through (i) the habitat conveyance required under **M-BI-3** and **M-BI-4**, (ii) implementation of a Resource Salvage and Restoration Plan (**M-BI-11**), consistent with the BMO and Otay Ranch RMP and (iii) **M-BI-12**, restoration of temporary impacts this impact would be mitigated to **less than significant**. Further, construction-related measures such as biological monitoring (**M-BI-1**) and temporary construction fencing (**M-BI-2**) would be implemented to reduce impacts outside of the Development Footprint and construction zones from occurring. In addition, some lands that the 1993 GDP/SRP designated for development (e.g., Village 15) have been subsequently converted to conservation uses, thus providing for additional preservation beyond what was contemplated in the Otay Ranch PEIR. An additional 33 locations (out of 255) would be conserved by these actions. Thus, the Proposed Project, when viewed in combination with the other Otay Ranch Projects, would conserve approximately 216 of the 255 mapped occurrences of San Diego marsh elder identified in the 1993 PEIR (i.e., 85% versus the 72% predicted in the PEIR). Therefore, after mitigation, permanent impacts to San Diego marsh-elder would be **less than significant**.

The Proposed Project would remove 775 **San Diego goldenstar**. Of these, 17 are located in the southern portion of the Village 14 Development Footprint on lands subject to the County's

Biological Mitigation Ordinance (BMO). Accordingly, these 17 individual plants will be translocated to the Otay Ranch RMP Preserve or Conserved Open Space, and an additional 34 individuals would be planted in designated preserve or open space, resulting in a 3:1 mitigation ratio. The remaining 758 San Diego goldenstar affected by the project are subject to the RMP's 1:1 salvage and translocation requirement. Thus, these 758 plants would be salvaged and translocated into permanently conserved open space, reducing the impact to **less than significant**.

The Proposed Project would remove 83 **Orcutt's brodiaea**. Because this species is "covered" under the MSCP and MSCP County Subarea Plan, the impact is considered **less than significant**. Note that the Otay Ranch RMP does not require additional mitigation for impacts to this species.

The Proposed Project would remove 48 **San Diego barrel cactus**, eight of which are located within the City of San Diego Cornerstone lands and therefore covered under the MSCP City of San Diego Subarea Plan (City of San Diego 1997). Accordingly, impacts to these eight individuals would be considered less than significant. Four of the 48 affected barrel cactus are within the proposed Proctor Valley Road South improvements area within City of Chula Vista. These lands are subject to restrictions described in Section 5.2.3 of the MSCP City of Chula Vista Subarea Plan and the Facilities Siting Criteria. Since this is a Covered Species under the Chula Vista Subarea Plan, impacts to the four barrel cactus in this area would be less than significant and no mitigation is required. The Proposed Project would also remove 36 San Diego barrel cactus located within the southern portion of Village 14 on lands that are subject to the County's Biological Mitigation Ordinance (BMO). Pursuant to the BMO, these 36 individual plants will be translocated to the Otay Ranch RMP Preserve or Conserved Open Space and an additional 36 individuals would be planted in designated preserve or open space, resulting in a 2:1 mitigation ratio. These measures reduce the impact to **less than significant**. Note that the BMO mitigation requirement is more robust than the RMP mitigation requirement, which only requires translocation of the affected plants at a 1:1 ratio.

The Proposed Project would remove 35 **variegated dudleya**, all of which are located within the southern portion of the Village 14 Development Footprint subject to the BMO. Accordingly, these 35 individual plants will be translocated to the Otay Ranch RMP Preserve or Conserved Open Space, and an additional 105 individuals will be planted in designated preserve or open space, resulting in a 3:1 mitigation ratio. These measures reduce the impact to **less than significant**. Note that the BMO mitigation requirement is more robust than the RMP mitigation requirement, which only requires translocation of the affected plants at a 1:1 ratio.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-5 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7,
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-6 - Permanent Direct Impacts to Golden Eagle: The Proposed Project would result in a potentially significant impact to 779.8 acres of suitable golden eagle foraging habitat.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-3, M-BI-4, and M-BI-5 have been proposed to mitigate the significance of Impact BI-6. See discussion of Impact BI-1, above, for text of **M-BI-3** through **M-BI-5**.

Rationale: Implementation of **M-BI-3, M-BI-4,** and **M-BI-5** would reduce permanent impacts to golden eagle to less than significant because it would require conveyance to the Otay Ranch RMP Preserve that includes foraging habitat and funding of ongoing RMP Preserve maintenance and management; preservation of Conserved Open Space; and installation of an open space fence or wall to protect the Otay Ranch RMP Preserve and areas of Conserved Open Space from entry upon occupancy of any housing units.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-6 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-7 - Temporary Direct Impacts to Habitat for Special-Status Wildlife Species: The Proposed Project would result in potentially significant temporary direct impacts to habitat for special-status wildlife species (County Group 1 or state SSC animals), including individual amphibians, reptiles, and small mammals, from construction-related activities.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, M-BI-6, M-BI-12, and M-BI-18 have proposed to mitigate the significance of Impact BI-7. See discussion of Impact BI-2, above, for text of **M-BI-1** and **M-BI-6**. See discussion of Impact BI-4, above, for text of **M-BI-2**.

M-BI-12 (Restoration of Temporary Impacts) requires that temporary impacts to sensitive upland and jurisdictional aquatic resources along the off-site portions of Proctor Valley Road, as well as temporary impacts associated within on-site road development be restored. The Proposed Project biologist shall review the plant materials prior to grading and determine if salvage is warranted. Prior to grading the Proposed Project, a Conceptual Upland and Wetlands Restoration Plan for impacts within County of San Diego shall be submitted to and receive approval from the Director of the Department of Planning & Development Services (or her/his designee) and the Director of Parks and Recreation. Prior to grading, a separate Conceptual Upland and Wetlands Restoration Plan shall also be prepared and submitted to each city's Development Services Director (or her/his designee) and CDFW for their approval. The Conceptual Upland and Wetlands Restoration Plans shall include the following to ensure the establishment of the restoration objectives: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (e.g., species ratios, source, size of container), planting program, 80% relative native cover success criteria, 5-year monitoring plan, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report shall be prepared by a City of Chula Vista–, City of San Diego–, and County of San Diego–approved biologist and a California-licensed landscape architect. The habitat restored pursuant to the plan must be placed within an open space easement dedicated to the appropriate managing entity prior to or immediately following approval of the plan.

M-BI-18 (Noise) requires that uses in or adjacent to the Otay Ranch RMP Preserve with impacts that are not reduced through implementation of the Preserve Edge Plan shall be designed to minimize potential noise impacts to surrounding wildlife species by constructing berms or walls adjacent to commercial areas and any other uses, such as community parks, that may introduce noises that could impact or interfere with wildlife use of the Otay Ranch RMP Preserve. Construction-related activities that are excessively noisy (e.g., clearing, grading, grubbing, or blasting) adjacent to breeding/nesting areas shall incorporate noise-reduction measures (described below) or be curtailed during the breeding/nesting season of sensitive bird species. There shall be no construction-related activities allowed during the breeding season of migratory birds or raptors (January 15 through August 31) or coastal California gnatcatcher (February 15 through August

31). The Director of Planning & Development Services may waive this condition, through written concurrence from the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife (i.e., Wildlife Agencies), provided that no nesting or breeding birds are present within 300 feet of the construction activities (500 feet for raptors) based on a preconstruction survey. Furthermore, if construction-related activities that are excessively noisy (e.g., clearing, grading, grubbing, or blasting) occur during the period of February 15 through August 31, a County of San Diego (County)-approved biologist shall conduct preconstruction surveys in suitable nesting habitat adjacent to the construction area to determine the location of any active nests in the area. If the habitat is suitable for raptors, the survey area shall extend to 500 feet from the impact area, and if the habitat is suitable only for nesting by non-listed and non-raptor avifauna, the survey area shall extend 50 to 300 feet from the impact area, depending on the habitat type. The survey shall begin not more than 3 days prior to the beginning of construction activities. If nesting birds are detected by the biologist, the following buffers shall be established: (1) no work within 50 feet of a non-listed and non-raptor avifauna nest; (2) no work within 300 feet of a federally or state-listed species, such as coastal California gnatcatcher; and (3) no work within 500 feet of a raptor nest. The buffer shall be flagged in the field and mapped on the construction plans. To the extent possible, the non-construction buffer zones shall be avoided until the nesting cycle is complete. However, it may be reasonable for the County to reduce these buffer widths depending on site conditions (e.g., the width and type of screening vegetation) or the existing ambient level of activity (e.g., existing level of human activity within the buffer distance). If construction-related activities must take place within these buffer widths, the Proposed Project applicant or its designee shall contact the County to determine how to best minimize impacts to nesting birds.

Specific to coastal California gnatcatcher and nesting raptors, construction-related noise levels in coastal California gnatcatcher-occupied habitat within 500 feet of construction activity shall not exceed 60 A-weighted decibels equivalent continuous sound level (dBA Leq) or preconstruction ambient noise levels, whichever is greater. Proposed Project construction within 500 feet of occupied habitat shall occur outside of the breeding season, if possible. If necessary, construction activities during the breeding season shall be managed to limit noise levels in occupied habitat within 500 feet of the site, or noise attenuation measures, such as temporary sound walls, shall be implemented to reduce noise levels below 60 dBA Leq or below existing ambient noise levels, whichever is greater.

Rationale: Implementation of **M-BI-1, M-BI-2, M-BI-6, M-BI-12,** and **M-BI-18** would reduce temporary direct impacts to habitat for special-status species to less than significant because it would require biological monitoring during project clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; nesting bird surveys; restoration of temporary impacts to sensitive upland and jurisdictional aquatic resources; and reduction of noise in or adjacent to the Otay Ranch RMP Preserve during project construction and throughout the operational life of the Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-7 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-8 - Permanent Direct Impacts to Birds under the Migratory Bird Treaty Act: The Proposed Project would result in a potentially significant permanent direct impact if any active nests or the young of nesting special-status bird species are impacted.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1 and **M-BI-6** have been proposed to mitigate the significance of Impact BI-8. See discussion of Impact BI-2, above, for text of **M-BI-1** and **M-BI-6**.

Rationale: Implementation of **M-BI-1** and **M-BI-6** would reduce permanent direct impacts to birds under the Migratory Bird Treaty Act to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading and nesting bird surveys.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-8 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-9 - Temporary Indirect Impacts to Special-Status Plant Species: The Proposed Project would have a potentially significant temporary indirect impact to special-status plant species in the Project Area from construction activities, and would include impacts related to, or resulting from, the generation of fugitive dust; changes in hydrology resulting from

construction, including sedimentation and erosion; and the introduction of chemical pollutants (including herbicides).

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, M-BI-14, M-BI-15, and M-BI-17 have been proposed to mitigate the significance of Impact BI-9. See discussion of Impacts BI-2 and BI-4, above, for text of **M-BI-1, M-BI-2,** and **M-BI-6**.

M-BI-14 (SWPP) requires that, prior to the issuance of grading permits in portions of the Development Footprint that are adjacent to the Preserve, the Proposed Project applicant or its designee shall develop a stormwater pollution prevention plan (SWPPP). The Project Area drainage basins shall be designed to provide effective water quality control measures, as outlined in the SWPPP. Design and operational features of the drainage basins shall include design features to provide maximum infiltration; maximum detention time for settling of fine particles; maximum distance between basin inlets and outlets to reduce velocities; and maintenance schedules for periodic removal of sedimentation, excessive vegetation, and debris.

M-BI-15 (Erosion and Runoff Control) requires that material stockpiles be placed such that they cause minimal interference with on-site drainage patterns. Dewatering shall be conducted in accordance with standard regulations of the Regional Water Quality Control Board (RWQCB). A National Pollutant Discharge Elimination System permit, issued by RWQCB to discharge water from dewatering activities, shall be required prior to start of construction. Design of drainage facilities shall incorporate long-term control of pollutants and stormwater flow to minimize pollution and hydrologic changes. An Urban Runoff Plan and operational best management practices shall be approved by the San Diego County Department of Planning & Development Services prior to construction.

M-BI-17 requires that weed control treatments include all legally permitted chemical, manual, and mechanical methods applied with the authorization of the County agriculture commissioner. The application of herbicides shall be in compliance with all state and federal laws and regulations under the prescription of a Pest Control Adviser and implemented by a licensed applicator. Where manual and/or mechanical methods are used, disposal of the plant debris shall follow the regulations set by the County agriculture commissioner. The timing of the weed control treatment shall be determined for each plant species in consultation with the Pest Control Adviser, the County agriculture commissioner, and the California Invasive Plant Council, with the goal of controlling populations before they start producing seeds. A manual weeding program shall be implemented on the manufactured slope adjacent to the Preserve to control weeds that are likely to be encouraged by irrigation within the 100-foot Preserve edge/fuel modification zone. Weed control efforts shall occur quarterly or as needed to prevent weeds on the manufactured slopes from moving into the adjacent Preserve. Either the homeowner's association or County's landscape monitoring firm shall be responsible to check the irrigated

slopes during plant establishment to verify that excessive runoff does not occur and that any weed infestations are controlled. During Proposed Project operation, all recreational areas that use chemicals or animal by-products, such as manure, that are potentially toxic or damaging to sensitive habitats or plants shall incorporate best management practices on site to reduce impacts caused by the application and/or drainage of such materials into the Otay Ranch Resource Management Plan Preserve. In addition, use of rodenticides will not be allowed within the 100-foot Preserve edge.

Rationale: Implementation of **M-BI-1, M-BI-2, M-BI-14, M-BI-15,** and **M-BI-17** would reduce temporary indirect impacts to special-status plant species to less than significant because it would require biological monitoring during project clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; development of a SWPPP; erosion and runoff control ; and prevention of chemical pollutants during weed control treatments.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-9 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-10 - Permanent Indirect Impacts to Special-Status Plant Species: The Proposed Project would have a potentially significant permanent indirect impact from the proximity of the Proposed Project to special-status plants after construction. Species include the following MSCP Covered Species and County List A species: San Diego goldenstar (*Bloomeria clevelandii*), Orcutt's brodiaea (*Brodiaea orcuttii*), delicate clarkia (*Clarkia delicata*), Otay tarplant (*Deinandra conjugens*), variegated dudleya (*Dudleya variegata*, narrow endemic), San Diego barrel cactus (*Ferocactus viridescens*), and Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*). Special-status species not covered by the MSCP include San Diego sagewort (*Artemisia palmeri*; County List D), western dichondra (*Dichondra occidentalis*; County List D), Palmer's grapplinghook (*Harpagonella palmeri*; County List D), graceful tarplant (*Holocarpha virgata* ssp. *elongata*; County List D), San Diego marsh-elder (*Iva hayesiana*; County List B), southwestern spiny rush (*Juncus acutus* ssp. *leopoldii*; County List D), golden-rayed pentachaeta (*Pentachaeta aurea* ssp. *aurea*; County List D), Munz's sage (*Salvia munzii*; County List B), ashy spike-moss (*Selaginella cinerascens*; County List D), San Diego County viguiera (County

List D), and San Diego County needle grass (*Stipa [=Achnatherum] diegoensis*; County List D). Permanent indirect impacts that could affect special-status plant species include generation of fugitive dust, chemical pollutants, altered hydrology, non-native invasive species, increased human activity, and alteration of the natural fire regime.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-5, M-BI-15, M-BI-16, M-BI-17, and M-BI-19 have been proposed to mitigate the significance of Impact BI-10. See discussion of Impacts BI-1, BI-9, and BI-11, above, for text of **M-BI-5, M-BI-15,** and **M-BI-17**.

M-BI-16 (Prevention of Invasive Plant Species) requires that a County-approved plant list be used for areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat. A hydroseed mix that incorporates native species, is appropriate to the area, and is without invasive species shall be used for slope stabilization in transitional areas. Per the Preserve Edge Plan, only County-approved vegetation shall be planted in streetscapes or within the 100-foot "edge" between development and the Otay Ranch Resource Management Plan Preserve. The Planning & Development Services Landscape Architect shall require that all final landscape plans comply with the following: no invasive plant species as included on the most recent version of the California Invasive Plant Council's California Invasive Plant Inventory for the Proposed Project region shall be included, and the plant palette shall be composed of native species that do not require high irrigation rates. The Proposed Project biologist shall periodically check landscape products for compliance with these requirements.

M-BI-19 (Fire Protection) requires that, in order to minimize the potential exposure of the Project Area to fire hazards, all features of the Fire Protection Plan for Otay Ranch Village 14 and Planning Areas 16/19 be implemented in conjunction with development of the proposed project.

Rationale: Implementation of **M-BI-5, M-BI-15, M-BI-16, M-BI-17,** and **M-BI-19** would reduce permanent indirect impacts to special-status plant species to less than significant because it would require installation of an open space fence or wall along open space edges to protect the Otay Ranch RMP Preserve and areas of Conserved Open Space from entry upon occupancy of any housing units; erosion and runoff control; prevention of invasive plant species; prevention of chemical pollutants during weed control treatments; and implementation of the Fire Protection Plan.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-10 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1

- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-11 - Temporary Indirect Impacts to Special-Status Wildlife Species: The Proposed Project would have potentially significant, temporary indirect impacts to avian foraging and wildlife access to foraging, nesting, and/or water resources.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, M-BI-14, M-BI-15, M-BI-16, M-BI-17, and **M-BI-18** have been proposed to mitigate the significance of Impact BI-11. See discussion of Impacts BI-1, BI-4, BI-7, BI-9 and BI-10, above, for text of mitigation measures listed above.

Rationale: Implementation of **M-BI-1, M-BI-2, M-BI-14, M-BI-15, M-BI-16, M-BI-17,** and **M-BI-18** would reduce temporary indirect impacts to special-status wildlife species to less than significant because it would require biological monitoring during project clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; development of a SWPPP; erosion and runoff control; prevention of invasive plant species; prevention of chemical pollutants during weed control treatments; and reduction of noise in or adjacent to the Otay Ranch RMP Preserve.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-11 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-12 - Permanent Indirect Impacts to Special-Status Wildlife Species: The Proposed Project would have potentially significant, permanent indirect impacts to special-status wildlife species, including generation of fugitive dust; off-road-vehicle use;

introduction of non-native, invasive plant and animal species; habitat fragmentation; increased human activity; alteration of the natural fire regime; and altered hydrology.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-5, M-BI-14, M-BI-15, M-BI-16, M-BI-17, M-BI-19 and **M-BI-20** have been proposed to mitigate the significance of Impact BI-12. See discussion of Impacts BI-1, BI-9 and BI-10, above, for text of **M-BI-5, M-BI-15, M-BI-16, M-BI-17,** and **M-BI-19**.

M-BI-20 (Lighting) requires that lighting of all developed areas adjacent to the Otay Ranch Resource Management Plan Preserve be directed away from the Preserve, wherever feasible and consistent with public safety. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the Preserve and sensitive species from night lighting. Consideration shall be given to the use of low-pressure sodium lighting.

Rationale: Implementation of **M-BI-5, M-BI-14, M-BI-15, M-BI-16, M-BI-17, M-BI-19** and **M-BI-20** would reduce permanent indirect impacts to special-status wildlife species to less than significant because it would require installation of an open space fence or wall to protect the Otay Ranch RMP Preserve and areas of Conserved Open Space from entry upon occupancy of housing units; development of a SWPPP; erosion and runoff control; prevention of invasive plant species; prevention of chemical pollutants during weed control treatments; implementation of the Fire Protection Plan; and shielding and directing lighting away from the Preserve.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-12 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-13 - Temporary Direct Impacts to Riparian Habitat or Sensitive Vegetation Communities within the Project Area (including off-site impacts). The Proposed Project would have potentially significant, temporary direct impacts to vegetation communities from construction activities, including grading that would be restored following completion of the Proposed Project. Temporary impacts total 67.1 acres.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, M-BI-12, and M-BI-21 have been proposed to mitigate the significance of Impact BI-13. See discussion of Impacts BI-2, BI-4, BI-7, above, for text of **M-BI-1, M-BI-2,** and **M-BI-12**.

M-BI-21 (Federal State Agency Permits) requires that prior to impacts occurring to U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) (collectively, the Resource Agencies) jurisdictional aquatic resources, the Proposed Project applicant or its designee shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and CDFW Fish and Game Code 1600 Streambed Alteration Agreement. The overall ratio of wetland/riparian habitat mitigation shall be 3:1. Impacts shall be mitigated at a 1:1 creation-to-impact ratio by either the creation or purchase of credits for the creation, of jurisdictional habitat of similar functions and values. An addition 2:1 enhancement-to-impact ratio shall be required to meet the overall 3:1 mitigation-to-impact ratio for impacts to wetlands/riparian habitat. Impacts to unvegetated and ephemeral stream channels shall occur at a 1:1 creation-to-impact ratio. A suitable mitigation site shall be selected and approved by the Resource Agencies during the permitting process.

If mitigation is proposed to occur within the Project Area or within the additional off-site areas needed for conveyance, then a Wetlands Mitigation and Monitoring Plan shall be prepared. Prior to issuance of land development permits, including clearing, grubbing, and grading permits for activities that would impact jurisdictional aquatic resources, the Proposed Project applicant shall prepare a Wetlands Mitigation and Monitoring Plan to the satisfaction of the Director of Planning & Development Services (or his/her designee), the Director of Parks and Recreation, ACOE, RWQCB, and CDFW. The Conceptual Wetlands Mitigation and Monitoring Plan shall, at a minimum, prescribe site preparation, planting, irrigation, and a 5-year maintenance and monitoring program with qualitative and quantitative evaluation of the revegetation effort and specific criteria to determine successful revegetation.

Rationale: Implementation of **M-BI-1, M-BI-2, M-BI-12,** and **M-BI-21** would reduce temporary direct impacts to riparian habitat or sensitive vegetation communities within the Project area to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; restoration of temporary impacts; and that the applicant or its designee obtain required federal and state permits and that wetland/riparian habitat is mitigated at the appropriate ratio.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-13 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including

responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-14 - Permanent Direct Impacts to Sensitive Vegetation Communities within Village 14 and Planning Areas 16/19: The Proposed Project would have a potentially significant permanent, direct impact to 689.7 acres of vegetation communities within Village 14 and Planning Areas 16/19.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, M-BI-3, M-BI-4, M-BI-5, and M-BI-21 have been proposed to mitigate the significance of Impact BI-14. See discussion above for Impacts BI-1, BI-2, BI-4, and BI-13 for text of **M-BI-1, M-BI-2, M-BI-3, M-BI-4, M-BI-5, and M-BI-21**.

Rationale: Implementation of **M-BI-1, M-BI-2, M-BI-3, M-BI-4, M-BI-5,** and **M-BI-21** would reduce permanent direct impacts to sensitive vegetation communities within Village 14 and Planning Areas 16/19 to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; conveyance of habitat to the Otay Ranch RMP Preserve and funding of ongoing RMP Preserve maintenance and management; preservation of Conserved Open Space; installation of an open space fence or wall is installed along open space edges to protect the Otay Ranch RMP Preserve and areas of Conserved Open Space from entry upon occupancy of housing units; and restoration of temporary impacts.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-14 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4

- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-15 - Off-Site Permanent and Temporary Direct Impacts to Sensitive Vegetation Communities: City of San Diego MSCP Cornerstone Lands: The Proposed Project would have potentially significant temporary and permanent direct impacts to lands in the MSCP City of San Diego Cornerstone Lands as a result of the improvements to Proctor Valley Road (11.1 acre of permanent impact and 21.1 acres of temporary impacts).

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, M-BI-12, and **M-BI-21** have been proposed to mitigate the significance of Impact B-15. See discussion of Impacts BI-2, BI-4, BI-7, and BI-13 above, for text of **M-BI-1, M-BI-2, M-BI-12,** and **M-BI-21**.

Rationale: Implementation of **M-BI-1, M-BI-2, M-BI-12,** and **M-BI-21** would reduce off-site permanent and temporary direct impacts to sensitive vegetation communities within the City of San Diego MSCP Cornerstone Lands to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; restoration of temporary impacts; and that the applicant or its designee obtain required federal and state permits and that wetland/riparian habitat is mitigated at the appropriate ratio.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-15 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-16 - Off-Site Permanent and Temporary Direct Impacts to Sensitive Vegetation Communities: Lands within City of Chula Vista. The Proposed Project would have potentially significant temporary and permanent, direct impacts to lands in the City of Chula Vista as a result of the improvements to Proctor Valley Road (0.1 acre of permanent impacts and 2.3 acres of temporary impacts)

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, M-BI-12, and **M-BI-21** have been proposed to mitigate the significance of Impact B-16. See discussion of Impacts BI-2, BI-4, BI-7, and BI-13 above, for text of **M-BI-1, M-BI-2, M-BI-12, and M-BI-21**.

Rationale: Implementation of **M-BI-1, M-BI-2, M-BI-12,** and **M-BI-21** would reduce off-site permanent and temporary direct impacts to sensitive vegetation communities within the City of Chula Vista to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; restoration of temporary impacts; and that the applicant or its designee obtain required federal and state permits and that wetland/riparian habitat is mitigated at the appropriate ratio.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-16 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-17 - Off-Site Permanent and Temporary Direct Impacts to Sensitive Vegetation Communities: Off-Site Private Lands. The Proposed Project would have potentially significant temporary and permanent, direct impacts to lands in off-site private lands as a result of the improvements to Proctor Valley Road (0.2 acre of permanent impacts and 0.6 acres of temporary impacts).

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, and M-BI-12 have been proposed to mitigate the significance of Impact BI-17. See discussion of Impacts BI-2, BI-4 and BI-7 above, for text of **M-BI-1, M-BI-2,** and **M-BI-12**.

Rationale: Implementation of **M-BI-1, M-BI-2** and **M-BI-12** would reduce off-site permanent and temporary direct impacts to sensitive vegetation communities on off-site private lands to less than significant because it would require biological monitoring during clearing, grubbing, and/or

grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; and restoration of temporary impacts.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-17 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-18 - Off-Site Permanent and Temporary Direct Impacts to Sensitive Vegetation Communities: County of San Diego Road Easement. The Proposed Project would have potentially significant temporary and permanent direct impacts to County roads as a result of the improvements to Proctor Valley Road North, less than 0.1 acres would be to sensitive upland communities (coastal sage scrub and grassland).

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, and M-BI-12 have been proposed to mitigate the significance of Impact BI-18. See discussion of Impacts BI-2, BI-4 and BI-7 above, for text of **M-BI-1, M-BI-2,** and **M-BI-12**.

Rationale: Implementation of **M-BI-1, M-BI-2,** and **M-BI-12** would reduce off-site permanent and temporary direct impacts to sensitive vegetation communities within the County of San Diego Road Easement to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; and restoration of temporary impacts.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-18 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7

- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-19 - Off-Site Permanent and Temporary Direct Impacts to Sensitive Vegetation Communities: Off-Site CDFW-Owned Lands: The Proposed Project would have potentially significant direct impacts to sensitive vegetation within CDFW-owned lands as a result of road grading (6.7 acres temporary and 9.1 acres permanent).

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, M-BI-12, and **M-BI-21** have been proposed to mitigate the significance of Impact BI-19. See discussion of Impacts BI-2, BI-4, BI-7, and BI-13 above, for text of **M-BI-1, M-BI-2, M-BI-12,** and **M-BI-21**.

Rationale: Implementation of **M-BI-1, M-BI-2, M-BI-12,** and **M-BI-21** would reduce off-site permanent and temporary direct impacts to sensitive vegetation communities on off-site CDFW-Owned Land to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; restoration of temporary impacts; and that the applicant or its designee obtain required federal and state permits and that wetland/riparian habitat is mitigated at the appropriate ratio.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-19 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-20 - Temporary Direct Impacts to Jurisdictional Aquatic Resources within the Project Area (including off site): The Proposed Project would have potentially significant temporary direct impacts to jurisdictional aquatic resources, primarily from construction activities (0.73 acres of wetlands/riparian habitat and 0.35 acres of non-wetland waters/streambed).

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, M-BI-12, and **M-BI-21** have been proposed to mitigate the significance of Impact BI-20. See discussion of Impacts BI-2, BI-4, BI-7, and BI-13 above, for text of **M-BI-1, M-BI-2, M-BI-12, and M-BI-21**.

Rationale: Implementation of **M-BI-1, M-BI-2, M-BI-12,** and **M-BI-21** would reduce temporary direct impacts to jurisdictional aquatic resources within the Project area to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; restoration of temporary impacts; and that the applicant or its designee obtain required federal and state permits and that wetland/riparian habitat is mitigated at the appropriate ratio.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-20 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-21 - Permanent Direct Impacts to Jurisdictional Aquatic Resources within the Project Area (including off site): The Proposed Project would permanently impact 1.43 acres of non-wetland waters/streambed and open water as well as 1.45 acres of wetlands/riparian habitat within the Project Area.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-21 was proposed to mitigate the significance of Impact BI-21. See discussion of Impact BI-13, above, for text of **M-BI-21**.

Rationale: Implementation of **M-BI-21** would reduce permanent direct impacts to jurisdictional aquatic resources within the Project area to less than significant because it would require that the applicant or its designee obtain required federal and state permits and that wetland/riparian habitat is mitigated at the appropriate ratio.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-21 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference.

Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-22 - Temporary Indirect Impacts to Jurisdictional Aquatic Resources within the Project Area (including off site): The Proposed Project would have potentially significant, temporary indirect impacts to jurisdictional resources in the Project Area from construction activities, including impacts related to or resulting from the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; and the introduction of chemical pollutants (including herbicides).

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, M-BI-14, M-BI-15, and **M-BI-17** have been proposed to mitigate the significance of Impact BI-22. See discussion of Impacts BI-1, BI-2, BI-4, and BI-9 above, for text of the mitigation measures.

Rationale: Implementation of **M-BI-1, M-BI-2, M-BI-14, M-BI-15,** and **M-BI-17** would reduce temporary indirect impacts to jurisdictional aquatic resources within the Project area to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; development of a SWPPP; erosion and runoff control; and prevention of chemical pollutants during weed control treatments.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-22 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7

- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-23 - Permanent Indirect Impacts to Jurisdictional Aquatic Resources within the Project Area (including off site): The Proposed Project would have potentially significant, permanent indirect impacts that could affect jurisdictional resources, including generation of fugitive dust, introduction of chemical pollutants, altered hydrology, introduction of non-native invasive species, increased human activity, alteration of the natural fire regime, and shading.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-5, M-BI-14, M-BI-15, M-BI-16, and **M-BI-17** have been proposed to mitigate the significance of Impact BI-23. See discussion of Impacts BI-1, BI-9 and BI-10, above, for text of the mitigation measures.

Rationale: M-BI-5, M-BI-14, M-BI-15, M-BI-16, and **M-BI-17** would reduce permanent indirect impacts to jurisdictional aquatic resources within the Project area to less than significant because it would require installation of an open space fence or wall along open space edges to protect the Otay Ranch RMP Preserve and areas of Conserved Open Space from entry upon occupancy of housing units; development of a SWPP; erosion and runoff control; and prevention of chemical pollutants during weed control treatments.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-23 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-24 - Temporary Indirect Impacts to Sensitive Vegetation Communities within the Project Area (including off site): The Proposed Project would have potentially significant, temporary indirect impacts to sensitive vegetation communities in the Project Area (including off-site areas) from construction activities, including impacts related to or resulting from the generation of fugitive dust; changes in hydrology resulting from

construction, including sedimentation and erosion; and the introduction of chemical pollutants (including herbicides).

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, M-BI-14, M-BI-15, M-BI-17 and M-BI-21 have been proposed to mitigate the significance of Impact BI-24. See discussion of Impacts BI-2, BI-4, BI-9 and BI-13 above, for text of the mitigation measures.

Rationale: Implementation of **M-BI-1, M-BI-2, M-BI-14, M-BI-15, M-BI-17** and **M-BI-21** would reduce temporary indirect impacts to sensitive vegetation communities within the Project area to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; development of a SWPPP; erosion and runoff control; prevention of chemical pollutants during weed control treatments and that the applicant or its designee obtain required federal and state permits and that wetland/riparian habitat is mitigated at the appropriate ratio.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-24 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-25 - Permanent Indirect Impacts to Sensitive Vegetation Communities within the Project Area (including off site): The Proposed Project would have potentially significant, permanent indirect impacts resulting from the proximity of the Proposed Project (including off-site areas) to sensitive vegetation communities after construction (e.g., maintenance of roads, residential units, commercial space, school, parks, and trails).

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-5, M-BI-14, M-BI-15, M-BI-16, M-BI-17, and **M-BI-19** have been proposed to mitigate the significance of Impact BI-25. See discussion of Impacts BI-1, BI-9, and BI-10, above, for text of the mitigation measures.

Rationale: Implementation of **M-BI-5, M-BI-14, M-BI-15, M-BI-16, M-BI-17,** and **M-BI-19** would reduce permanent indirect impacts to sensitive vegetation communities within the Project area to less than significant because it would require installation of an open space fence or wall along open space edges to protect the Otay Ranch RMP Preserve and areas of Conserved Open Space from entry upon occupancy of housing units; development of a SWPPP; erosion and runoff control; prevention of chemical pollutants during weed control treatments; and implementation of the Fire Protection Plan.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-25 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-26 - Temporary Direct Impacts to Habitat Connectivity and Wildlife Corridors: The Proposed Project would have potentially significant, temporary direct impacts to potential foraging and breeding habitat for species that use the Project Area (e.g., special-status birds), primarily resulting from construction activities.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2 and **M-BI-12** have been proposed to mitigate the significance of Impact B-26. See discussion of Impacts BI-2, BI-4 and BI-7, above, for text **of M-BI-1, M-BI-2,** and **M-BI-12**.

Rationale: Implementation of **M-BI-1, M-BI-2** and **M-BI-12** would reduce temporary direct impacts to habitat connectivity and wildlife corridors to less than significant because it would require biological monitoring during project clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; and restoration of temporary impacts.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-26 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-27 - Temporary Indirect Impacts to Habitat Connectivity and Wildlife Corridors: The Proposed Project would have potentially significant temporary indirect impacts to habitat connectivity and wildlife corridors resulting from increased human activity, lighting, and noise during construction and Proposed Project occupancy.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1, M-BI-2, M-BI-18 and **M-BI-20** have been proposed to mitigate the significance of Impact-BI-27. See discussion of Impacts BI-2, BI-4, BI-7, and BI-12 above, for text of the **M-BI-1, M-BI-2, M-BI-18** and **M-BI-20**.

Rationale: Implementation of **M-BI-1, M-BI-2, M-BI-18** and **M-BI-20** would reduce temporary indirect impacts to habitat connectivity and wildlife corridors to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; reduction of noise in or adjacent to the Otay Ranch RMP Preserve; and shielding and directing lighting away from the Preserve.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-27 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Significant Effect: Impact BI-28 - Permanent Indirect Impacts to Habitat Connectivity and Wildlife Corridors: The Proposed Project would have potentially significant permanent indirect impacts to habitat connectivity and wildlife corridors, including habitat fragmentation, human

activity, lighting, and noise from the proposed urban development, recreational facilities, and human activity.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-3, M-BI-4, M-BI-5, M-BI-18 and **M-BI-20** have been proposed to mitigate the significance of Impact BI-28. See discussion of Impacts BI-1, BI-7, and BI-12 above, for text of **M-BI-3, M-BI-4, M-BI-5, M-BI-18** and **M-BI-20**.

Rationale: Implementation of **M-BI-3, M-BI-4, M-BI-5, M-BI-18** and **M-BI-20** would reduce permanent indirect impacts to habitat connectivity and wildlife corridors to less than significant because it would require conveyance of habitat to the Otay Ranch RMP Preserve and funding of ongoing RMP Preserve maintenance and management; preservation of Conserved Open Space; installation of an open space fence or wall along open space edges to protect the Otay Ranch RMP Preserve and areas of Conserved Open Space from entry once housing units are occupied; reduction of noise in or adjacent to the Otay Ranch RMP Preserve during project construction and throughout the operational life of the Project; and shielding and directing lighting away from the Preserve.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact BI-28 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7
- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

Special Preventative Mitigation Measure for San Diego Fairy Shrimp (M-BI-7)

Description of Effect Giving Rise to Preventative Measure: Although the MSCP County Subarea Plan identifies San Diego fairy shrimp as a Covered Species, the County has taken the position that, based on a 2006 federal court decision, the plan's protections for this species are inadequate for purposes of providing FESA take coverage. Therefore, potential impacts to San Diego fairy shrimp or its habitat must be assessed and mitigated on a project-specific basis. The Project avoids all vernal pools/features that are known to be occupied by San Diego fairy shrimp. Consequently, no significant impacts to San Diego fairy shrimp are expected. Nevertheless, as a preventative measure, the County is requiring that the applicant, either directly or through the appropriate federal acting agency, consult with USFWS to determine if impacts to San Diego

fairy shrimp habitat will require take authorization under the federal Endangered Species Act. If USFWS concludes that take authorization is required, the applicant shall obtain the necessary permit from USFWS. Compliance with the terms and conditions of that permit, if one is required, will also be a County condition of project approval.

Finding: The County finds changes or alterations are not required for these less-than-significant impacts to San Diego fairy shrimp pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1). Nevertheless, the County is requiring a preventative measure to ensure the Project maintains compliance with the take provisions of the federal Endangered Species Act to the extent those provision apply to unanticipated effects on San Diego fairy shrimp and/or it habitat.

Mitigation Measures: **M-BI-7**: (San Diego Fairy Shrimp Take Authorization). The Project Applicant shall consult with the USFWS to determine if take authorization is required under the federal Endangered Species Act for impacts to San Diego fairy shrimp suitable habitat. If such take authorization is required, the Proposed Project applicant shall demonstrate, to the satisfaction of the Director of Planning & Development Services (or his/her designee) and prior to the issuance of the first grading permit that impacts suitable San Diego fairy shrimp habitat, that it has secured from any necessary take authorization from the USFWS. Take authorization may be obtained through the Section 7 Consultation or Section 10 incidental take permit requirements. If required as a permit condition, preconstruction surveys for San Diego fairy shrimp will be a condition of this Project if required by the USFWS pursuant to the FESA. If required by the USFWS, the surveys shall be performed prior to the commencement of any clearing, grubbing, or grading activities. The preconstruction surveys will follow protocols set by the USFWS unless the USFWS authorizes a deviation from those protocols, as permitted under Section IX, subdivision a, of the "Survey Guidelines for the Listed Large Branchiopods," issued by USFWS on May 21, 2015. Note this measure will not apply to off-site areas under the jurisdiction of the City of San Diego or the City of Chula Vista. Take for San Diego fairy shrimp is provided by the City of San Diego's Vernal Pool Habitat Conservation Plan and the City of Chula Vista's Subarea Plan.

Rationale: Implementation of mitigation measure **M-BI-7** would ensure that, if a take permit is required, the Project would comply with any permit conditions required by the USFWS for take of San Diego fairy shrimp.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact **M-BI-7** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Subchapter 2.4, Sections 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, and 2.4.7

- FEIR Chapter 7.0, Sections 7.1.4
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.4-1, Biological Resources Technical Report

C. Cultural Resources

Significant Effect: Impact CR-1 - The Proposed Project's development activities could affect known cultural resources within 50 feet of the Area of Direct Impact (ADI) or within resource-specific, predetermined buffers.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-CR-1 has been proposed to mitigate the significance of Impact CR-1. **M-CR-1** requires implementation of the following program:

Temporary Fencing - To prevent inadvertent disturbance of archaeological sites within the avoidance areas (open space), temporary fencing shall be installed where resources are located within 50 feet of the ADI. The temporary fencing shall include the following requirements:

- Prior to the commencement of any grading and/or clearing in association with the grading and/or improvement plan, temporary orange construction fencing shall be placed to protect archaeological sites from inadvertent disturbance within the avoidance areas (open space) and the unaffected portions of sites outside of the ADI during earth-disturbing activities. Temporary fencing shall be installed prior to the pre-construction meeting and any clearing, grubbing, trenching, grading, or land disturbances; remain for the duration of earth-disturbing activities; and include the following:
    - Temporary fencing is required in all locations of the Proposed Project where proposed grading or clearing is within 50 feet of any archaeological site within avoidance areas (open space) or the unaffected portions of sites outside of the ADI.
    - The placement of such fencing shall be approved by the County of San Diego (County). Upon approval, the fencing shall remain in place until the conclusion of grading activities, after which the fencing shall be removed.
    - Installation of temporary fencing shall require the presence of monitor(s) (Archaeological & Native American) pursuant to **M-CR-2.**

Rationale: Implementation of **M-CR-1** would reduce impacts to cultural resources within 50 feet of the ADI or within resource-specific, predetermined buffers to less than significant because it would require installation of temporary fencing where resources are located within 50 feet of the ADI.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact CR-1 would be reduced to less than significant levels with the implementation of mitigation is

found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.5, Sections 2.5.1, 2.5.2, 2.5.3, 2.5.4, 2.5.5, and 2.5.6
- FEIR Chapter 7.0, Sections 7.1.5
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.5-1, Cultural Resources Technical Report

Significant Effect: Impact CR-2 - The Proposed Project has the potential to affect 57 cultural resources which, although not recommended as eligible for listing in the California Register of Historical Resources or the Local Register, are considered significant under the County's CEQA Guidelines.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment. However, pursuant to Public Resources Code section 21083.2(b), the County has determined that it need not require preservation in place mitigation for impacts to the 57 affected cultural resources, as they do not meet the criteria for listing in the California Register of Historical Resources or the Local Register. The mitigation described below, i.e., **M-CR-1** and **MC-CR-2**, is sufficient to reduce to a less than significant level project-related impacts on the 57 cultural resources identified in the EIR.

Mitigation Measures: M-CR-1 and **M-CR-2** has been proposed to mitigate the significance of Impact CR-2. See discussion of Impact CR-1, above, for text of the **M-CR-1**.

M-CR-2 requires implementation of the following program:

Archaeological Monitoring - To mitigate for potential impacts to undiscovered buried archaeological resources in the Project Area, an archaeological monitoring program and potential data recovery program shall be implemented pursuant to the County of San Diego's Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources, the City's Historical Resources Guidelines, the City's Mitigation Monitoring Coordination (MMC) standard monitoring and reporting requirements, and the California Environmental Quality Act (CEQA) and shall include the following requirements:

a. Pre-Construction

   - The Project Applicant shall contract with a County and City approved archaeologist to perform Archaeological Monitoring. The Project Archaeologist shall contract with a Kumeyaay monitor to conduct Native American monitoring for the Proposed Project.
   - The pre-construction meeting shall be attended by the project Archaeologist, the Kumeyaay Native American monitor.

b. Construction

- Monitoring. Both the project archaeologist and Kumeyaay Native American monitor are to be on site during all earth-disturbing activities. The frequency and location of monitoring of native soils shall be determined by the project archaeologist and the Kumeyaay Native American monitor. The project archaeologist and the Kumeyaay Native American monitor shall evaluate fill soils to ensure that they are negative for cultural resources.
- Inadvertent Discoveries:
    - The project archaeologist and the Kumeyaay Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
    - The Project Archaeologist shall contact the County Archaeologist.
    - The Project Archaeologist, in consultation with the County Archaeologist and the Kumeyaay Native American monitor
    - Construction activities shall be allowed to resume after the County Archaeologist has agreed with the significance evaluation.
    - Isolates and non-significant deposits shall be minimally documented in the field. If the isolates and non-significant deposits are not collected by the project archaeologist, the Kumeyaay Native American monitor may collect the cultural material for transfer to a tribal curation facility or repatriation program.
    - If cultural resources are determined to be significant, a research design and data recovery program shall be prepared by the project archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of sacred sites, to cap identified sacred sites or unique cultural resources and to place development over the cap if avoidance is infeasible; and to perform data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

c. Human Remains.

- The property owner or their representative shall contact the County coroner and the County Planning & Development Services staff archaeologist.
- Upon identification of human remains, no further disturbance shall occur in the area of the find until the County coroner has made the necessary findings as to origin.
- If the remains are determined to be of Native American origin, the most likely descendant (MLD), as identified by the Native American Heritage Commission

(NAHC), shall be contacted by the property owner or their representative to determine proper treatment and disposition of the remains.

- The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by California Public Resources Code, Section 5097.98, has been conducted.
- California Public Resources Code, Section 5097.98; CEQA Guidelines, Section 15064.5; and California Health and Safety Code, Section 7050.5, shall be followed in the event that human remains are discovered.

d. Rough Grading

- Upon completion of rough grading, a monitoring report identifying whether resources have been encountered shall be prepared. A copy of the monitoring report shall be provided to any culturally affiliated tribe that requests a copy.

e. Final Grading

- A final report substantiating that earth-disturbing activities are completed and whether cultural resources have been encountered shall be prepared. A copy of the final report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated tribe that requests a copy.

f. Disposition of Cultural Material. The final report shall include:

- Evidence that all prehistoric materials have been curated at a San Diego curation facility or tribal curation facility that meets federal standards according to Title 36, Part 79, of the Code of Federal Regulations or alternatively have been repatriated to a culturally affiliated tribe.
- Evidence that historic materials have been curated at a San Diego curation facility that meets federal standards according to Title 36, Part 79, of the Code of Federal Regulations.

Rationale: Implementation of **M-CR-1 and M-CR-2** would reduce impacts to the importance of 57 cultural resources to less than significant because it would implement installation of temporary fencing and an archaeological monitoring program.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact CR-2 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1

- FEIR Subchapter 2.5, Sections 2.5.1, 2.5.2, 2.5.3, 2.5.4, 2.5.5, and 2.5.6
- FEIR Chapter 7.0, Sections 7.1.5
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.5-1, Cultural Resources Technical Report

Significant Effect: Impact CR-3 - The Proposed Project has the potential to affect one cultural resource (CA-SDI-12397 East) which has been determined to be significant under CEQA and County guidelines, and eligible for listing in the California Register of Historical Resources and the Local Register.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment. In addition, pursuant to CEQA Guidelines section 15126.4(b)(3), the County has determined that the Proposed Project cannot feasibly avoid all of the significant archaeological deposits located at CA-SDI-12397 East through redesigning the Proposed Project (preservation-in-place option 1), incorporating the site into a park or greenspace (preservation-in-place option 2), capping the site with chemically sterile soil (preservation-in-place option 3), or deeding the site into a conservation easement (preservation-in-place option 4). Preservation in place of significant deposits at this site is infeasible because the site is located within an area that is identified for improvements to Proctor Valley Road, a major traffic circulation element, which precludes avoidance, incorporation into greenspace or parks or conservation easement, or capping. Moreover, the road design is restricted by other project-related constraints and cannot be reconfigured to avoid impacts to the significant portion of the site. Therefore, the mitigation for this impact will be designed and implemented pursuant to CEQA Guidelines section 15126.4(b)(3)(C) (data recovery).

Mitigation Measures: M-CR-2 and **M-CR-3** have been proposed to mitigate the significance of Impact CR-3. See discussion of Impact CR-2, above, for text of **M-CR-2**.

M-CR-3 requires implementation of the following program:

Data Recovery - To mitigate potential impacts to the eastern portion of sites CA-SDI-12397 and CA-SDI-12373, a phased data recovery program shall be implemented prior to construction by a County of San Diego (County)–approved archaeologist. The phased data recovery (prepared as a separate document) would involve either surface collection and curation/repatriation to prevent looting (CA-SDI-12373 (Locus A), or excavation of a series of shovel test pits (STPs) to identify subsurface deposits and then excavation of control units (CUs) within those areas where subsurface deposits are identified. The number of CUs to be excavated would depend on the quantity and variety of artifacts and features identified and the presence/absence of a midden deposit because the data potential of the site is contained within those components of the site. Archaeological materials recovered during the data recovery efforts shall be cleaned, sorted, cataloged, and analyzed following standard archaeological procedures and shall be documented in a data recovery report. Upon completion of fieldwork, the County-approved archaeologist shall submit a letter report summarizing the field work efforts and stating that the scientifically

significant sample of the site has been recovered. Upon approval from the County archaeologist, construction may begin at this location.

Rationale: Implementation of **M-CR-2** and **M-CR-3** would reduce impacts to CA-SDI-12397 East to less than significant because it would implement installation of temporary fencing, an archaeological monitoring program, and data recovery.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact CR-3 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.5, Sections 2.5.1, 2.5.2, 2.5.3, 2.5.4, 2.5.5, and 2.5.6
- FEIR Chapter 7.0, Sections 7.1.5
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.5-1, Cultural Resources Technical Report

Significant Effect: Impact CR-4 - The Proposed Project has the potential to affect undiscovered cultural resources that may qualify as significant under the County's CEQA Guidelines.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: **M-CR-2** has been proposed to mitigate the significance of Impact CR-4. See discussion of Impact CR-2, above, for text of **M-CR-2**.

Rationale: Implementation of **M-CR-2** would reduce impacts to undiscovered cultural resources that may qualify as significant under the County's CEQA Guidelines to less than significant because it would require installation of temporary fencing and implement an archaeological monitoring program.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact CR-4 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.5, Sections 2.5.1, 2.5.2, 2.5.3, 2.5.4, 2.5.5, and 2.5.6
- FEIR Chapter 7.0, Sections 7.1.5
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

- FEIR Appendix 2.5-1, Cultural Resources Technical Report

Significant Effect: Impact CR-5 - If the Preserve Trails Option is selected, the Proposed Project has the potential to indirectly affect one cultural resource (CA-SDI-12373, Locus A) that has been determined to be significant under CEQA and County Guidelines and eligible for listing in the CRHR and local register.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment. In addition, pursuant to CEQA Guidelines section 15126.4(b)(3), the County has determined that the Proposed Project cannot feasibly avoid the impact to all of the significant archaeological deposits located at CA-SDI-12373 through redesigning the Proposed Project (preservation-in-place option 1), incorporating the site into a park or greenspace (preservation-in-place option 2), capping the site with chemically sterile soil (preservation-in-place option 3), or deeding the site into a conservation easement (preservation-in-place option 4). Preservation in place of significant deposits at this site is infeasible because of the nature of the indirect impact (increased potential for looting). The site is located in a designated open space, which will be left undisturbed, but will not prevent looting, as the trail easement would potentially increase access to the site and therefore increase the potential for looting. Capping the site would constitute a greater potential impact to the site, as it would entail excavation of an index sample of the subsurface deposit and a collection of surface artifacts prior to capping to mitigate the loss of access to the site for both Native Americans and archaeological investigation.

Mitigation Measures: M-CR-3 has been proposed to mitigate the significance of Impact CR-5. See discussion of Impact CR-3, above, for text of the **M-CR-3**.

Rationale: Implementation of **M-CR-3** would reduce impacts to CA-SDI-12373, Locus A to less than significant because it would implement data recovery.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact CR-5 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.5, Sections 2.5.1, 2.5.2, 2.5.3, 2.5.4, 2.5.5, and 2.5.6
- FEIR Chapter 7.0, Sections 7.1.5
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.5-1, Cultural Resources Technical Report

D. Geology and Soils

Significant Effect: Impact GE-1 - Liquefaction associated with seismic events could result in damage to structures and thereby impact human health and safety.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-GE-1 has been proposed to mitigate the significance of Impact GE-1.

M-GE-1 requires that, prior to issuance of a grading permit, a final geotechnical report to be prepared by a registered civil or geotechnical engineer. The report shall include any additional field efforts, including borings, sampling, and associated laboratory testing, to determine whether liquefaction, rockfall, landslides, and/or expansive soils are concerns for the Proposed Project. The report shall specify foundation designs that are adequate to preclude substantial damage to the proposed structures due to liquefaction. Mapping and evaluation of hard rock slopes shall be performed by an engineering geologist prior to and during site development. The report shall be submitted with the building plans, and all recommendations of the report shall be incorporated into the design of the buildings.

Measures developed in the geotechnical report shall be based on site-specific conditions. Measures would likely include the following, which are provided as examples only:

Liquefaction

- Deposits of concern shall be over-excavated and recompacted.
- Deposits of concern shall be replaced with engineered fill.
- Fill shall be surcharged (temporary overloading with fill) to facilitate settlement.
- Densification of deposits of concern shall be performed in place, potentially including any combination of placement of vibra-stone columns and use of wick and blanket drains, compaction grouting, and dynamic compaction.
- Subdrains shall be incorporated.

Rockfall

Impacts related to rockfall are not anticipated; therefore, this example measure would only apply if unforeseen rockfall hazards are encountered during the clearing, grubbing, and grading stages of construction:

- Scaling of the slope faces shall occur.
- Construction of catchment areas or debris fences shall occur.
- Removal of precariously situated boulders shall occur.

Landslides

Impacts related to landslides are not anticipated; therefore, this example measure would only apply if unforeseen landslides are encountered during the clearing, grubbing, and grading stages of construction:

Design features to reduce the potential effects of landslides shall include remedial grading and removal of landslide debris or slope stabilization in the areas of proposed development. In areas where landslide debris would be left in place, the construction of buttress fills shall be required to mitigate the potential for instability of cut slopes composed of landslide debris.

Expansive Soil

Highly expansive soils (typically the upper 3 feet below finish grade) shall be removed and replaced with soils with low expansion potential, lime treatment shall be applied, or moisture conditioning shall occur, in accordance with the standards contained within the then-current edition of the California Building Code. Concrete slabs shall be used in structure foundations, as necessary.

Rationale: Implementation of the identified mitigation measure **M-GE-1** would reduce impacts related to liquefaction associated with seismic events to less than significant because it requires that a final geotechnical report be prepared by a registered civil or geotechnical engineer that includes any additional field efforts, including borings, sampling, and associated laboratory testing, to determine whether liquefaction, rockfall, landslides, and/or expansive soils are concerns for the Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact GE-1 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.6, Sections 2.6.1, 2.6.2, 2.6.3, 2.6.4, 2.6.5, 2.6.6
- FEIR Chapter 7.0, Section 7.1.6
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.6-1, Geotechnical Review Report

Significant Effect: Impact GE-2 - Portions of the Project Area may be susceptible to rockfall, which could result in damage to structures, and thereby impact human health and safety.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-GE-1 has been proposed to mitigate the significance of Impact GE-2. See discussion of Impact GE-1, above, for text of the **M-GE-1**.

Rationale: Implementation of the identified mitigation measure **M-GE-1** would reduce impacts related to rockfall to less than significant because it requires that a final geotechnical report be prepared by a registered civil or geotechnical engineer that includes any additional field efforts, including borings, sampling, and associated laboratory testing, to determine whether liquefaction, rockfall, landslides, and/or expansive soils are concerns for the Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact GE-2 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.6, Sections 2.6.1, 2.6.2, 2.6.3, 2.6.4, 2.6.5, 2.6.6
- FEIR Chapter 7.0, Section 7.1.6
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.6-1, Geotechnical Review Report

Significant Effect: Impact GE-3 - Construction of buildings on or within landslide debris, or downslope from landslides, could result in damage to structures and thereby impact human health and safety.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-GE-1 has been proposed to mitigate the significance of Impact GE-3. See discussion of Impact GE-1, above, for text of the **M-GE-1**.

Rationale: Implementation of the identified mitigation measure **M-GE-1** would reduce impacts related to landslides to less than significant because it requires that a final geotechnical report be prepared by a registered civil or geotechnical engineer that includes any additional field efforts, including borings, sampling, and associated laboratory testing, to determine whether liquefaction, rockfall, landslides, and/or expansive soils are concerns for the Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact GE-3 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1

- FEIR Subchapter 2.6, Section 2.6.1, 2.6.2, 2.6.3, 2.6.4, 2.6.5, 2.6.6
- FEIR Chapter 7.0, Section 7.1.6
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.6-1, Geotechnical Review Report

Significant Effect: Impact GE-4 - Development in areas with high or very high soil expansion potential could result in damage to structures and thereby impact human health and safety.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-GE-1 has been proposed to mitigate the significance of Impact GE-4. See discussion of Impact GE-1, above, for text of the **M-GE-1**.

Rationale: Implementation of the identified mitigation measure **M-GE-1** would reduce impacts related to expansive soils to less than significant because it requires that a final geotechnical report be prepared by a registered civil or geotechnical engineer that includes any additional field efforts, including borings, sampling, and associated laboratory testing, to determine whether liquefaction, rockfall, landslides, and/or expansive soils are concerns for the Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact GE-4 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.6, Sections 2.6.1, 2.6.2, 2.6.3, 2.6.4, 2.6.5, 2.6.6
- FEIR Chapter 7.0, Section 7.1.6
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.6-1, Geotechnical Review Report

E. Greenhouse Gas Emissions

Significant Effect: Impact GHG-1 - The Proposed Project would generate GHG emissions that may have a significant impact on the environment because the Project would increase GHG emissions above the existing emissions level.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-GHG-1, M-GHG-2, M-GHG-3, and M-GHG-4 have been proposed to mitigate the significance of Impact GHG-1.

M-GHG-1 requires that, prior to the County of San Diego's (County) issuance of each grading permit, the Proposed Project applicant or its designee shall purchase and retire carbon offsets in a quantity sufficient to offset 100% of the Proposed Project's construction emissions (including sequestration loss from vegetation removal) associated with each such grading permit, consistent with the performance standards and requirements set forth below:

First, "carbon offset" shall mean an instrument issued by any of the following: (i) the Climate Action Reserve, the American Carbon Registry, and Verra (previously, Verified Carbon Standard); (ii) any registry approved by the California Air Resources Board (CARB) to act as a registry under the state's cap-and-trade program; or (iii) if no registry is in existence as identified in options (i) and (ii), above, then any other reputable registry or entity that issues carbon offsets that is acceptable to the Director of the Planning & Development Services Department. Prior to use of option (iii), it shall be demonstrated that the other reputable registry or entity follows accounting, quantification and monitoring protocols, as well as eligibility and procedural performance standards, that are comparable to those used by the registries identified in option (i).

Second, any carbon offset used to reduce the Proposed Project's GHG emissions shall be a carbon offset that represents the past reduction or sequestration of one metric ton of carbon dioxide equivalent that is "not otherwise required" (CEQA Guidelines Section 15126.4(c)(3)).

Third, "Proposed Project applicant" shall mean Jackson Pendo Development Company or its designee.

Fourth, as to GHG emissions from construction and vegetation removal, prior to the County's issuance of each grading permit, the Proposed Project applicant or its designee shall provide evidence to the satisfaction of the Director of the Planning & Development Services Department (PDS) that the Proposed Project applicant has purchased and retired carbon offsets in a quantity sufficient to offset 100% of the construction GHG emissions and sequestration loss from vegetation removal generated by the Proposed Project, as associated with each such grading permit. The emissions reduction obligation associated with each grading permit shall be calculated by reference to the certified environmental impact report's Greenhouse Gas Emissions Technical Report (Appendix 2.7-1), which determined total construction-related emissions as equaling 22,760 metric tons of carbon dioxide equivalent (MT CO_2e). This would increase to 22,769 MT CO_2e if the Proctor Valley Road North Option is selected.

Fifth, the purchased carbon offsets used to reduce GHG emissions from construction and vegetation removal shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (California Health & Safety Code Section 38562(d)(1)).

Sixth, the County of San Diego Planning & Development Services shall consider, the Proposed Project applicant or its designee shall demonstrate, to the satisfaction of the

Development Services Director of PDS, that the following geographic priorities for GHG reduction features, and GHG reduction projects and programs carbon offsets have been met: (1) off-site within the unincorporated areas of the County of San Diego; (2) off-site within the County of San Diego; (3) off-site within California; (4) off-site within the United States; and (5) off-site internationally. As listed, geographic priorities would focus first on local reduction features (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over benefits related to air quality criteria pollutant reductions within the San Diego Air Basin, and to aid in San Diego County jurisdictions' efforts to meet their GHG reduction goals. The Proposed Project applicant or its designee shall first pursue offset projects and programs locally within unincorporated areas of the County of San Diego to the extent such offset projects and programs are financially competitive in the global offset market. The Proposed Project applicant or its designee shall submit proof to the County that offsets are unavailable and/or fail to meet the feasibility factors defined in CEQA Guidelines Section 15364 in a higher priority category before seeking offsets from the next lower priority category.

M-GHG-2 requires that, prior to the County of San Diego's (County) issuance of building permits for each implementing Site Plan ("D" Designator), the applicant or its designee shall purchase and retire carbon offsets for the incremental portion of the Proposed Project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational greenhouse gas (GHG) emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements set forth below.

First, "carbon offset" shall have the same meaning as set forth in **M-GHG-**1.

Second, any carbon offset used to reduce the Proposed Project's GHG emissions shall be a carbon offset that represents the past reduction or sequestration of 1 metric ton of carbon dioxide equivalent that is "not otherwise required" (CEQA Guidelines Section 15126.4(c)(3)).

Third, the "Proposed Project applicant" shall have the same meaning as set forth in **M-GHG-1.**

Fourth, as to operational emissions, prior to the County of San Diego's issuance of building permits for each implementing Site Plan ("D" Designator), the Proposed Project applicant or its designee shall provide evidence to the satisfaction of the Director of Planning & Development Services Department (PDS) that it has purchased and retired carbon offsets for the incremental portion of the Proposed Project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from the incremental amount of development to net zero. The "project life" is 30 years. This methodology is consistent with the 30-year project life time frame used by the South Coast Air Quality Management District's GHG guidance (SCAQMD 2008). The

emissions reduction obligation associated with each building permit shall be calculated by reference to the certified environmental impact report's (EIR) Greenhouse Gas Emissions Technical Report (Appendix 2.7-1), which determined total operational-related emissions as equaling 16,159 metric tons of carbon dioxide equivalent (MT CO_2e) annually, which equates to 484,770 MT CO_2e over 30 years.

Fifth, the purchased carbon offsets used to reduce operational GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (California Health & Safety Code Section 38562(d)(1)).

Sixth, the amount of carbon offsets required for each implementing Site Plan shall be based on the GHG emissions with the implementing Site Plan, and shall include operational GHG emissions as identified in the approved Greenhouse Gas Emissions Technical Report.

Seventh, each implementing Site Plan shall include a tabulation that identifies the overall carbon offsets required to mitigate the entire Proposed Project's GHG emissions, and shall identify the amount of carbon offsets purchased to date, as well as the remaining carbon offsets required to reduce the Proposed Project's emissions to net zero. Such tabulation and tracking shall be to the satisfaction of the Director of PDS.

For clarity, the following example is provided to illustrate the Proposed Project's operational GHG emissions purchase and retirement strategy. If 100 single-family residential units are proposed to be developed in conjunction with an implementing Site Plan ("D" Designator), GHG emissions for those land uses would be calculated and carbon offsets for those emissions would be secured for a 30-year period. To facilitate implementation of this strategy, the Proposed Project's total emissions have been allocated on a per dwelling unit basis; this methodological approach ensures that, when each dwelling unit is developed, the emissions from the Proposed Project's resident-serving non-residential facilities will also be offset. Thus, the 100-single family-residential units contemplated by this example would be multiplied by 15.81 MT CO2e/dwelling unit (total project emissions / total # of dwelling units = 16,159 MT CO2e /yr / 1,022 dwelling units = 15.81 MT CO2e /yr/DU). This value would then be multiplied by 30, to calculate the total carbon offsets required for that phase of development (e.g., 100 single-family residential units × 15.81 MT CO2e /du × 30 = 47,430 MT CO2e of carbon offsets).

Eighth, this EIR acknowledges that the Proposed Project's GHG emissions estimates are conservative because the Proposed Project's GHG emissions are expected to decrease beyond the estimates presented in the EIR's analysis, in part, due to reasonably foreseeable improvements in fuel efficiency, vehicle fleet turnover, technological improvements related to transportation and energy, and updates to emissions models and methodologies. Thus, subject to County oversight, and the processes described below, the

operational emission estimates that govern implementation of this Proposed Project are subject to a "true up" at the election of the Proposed Project applicant (as defined above) or its designee and subject to the satisfaction of the County's Board of Supervisors, as considered pursuant to a noticed public hearing process that accords with applicable legal requirements, including those set forth in CEQA for the post-approval modification of mitigation implementation parameters.

Specifically, if the Project applicant elects to process a "true-up" exercise subsequent to the County's certification of the Final EIR and approval of the Proposed Project, the Proposed Project applicant shall provide an operational GHG emissions inventory of the Proposed Project's operational emissions for the "true up" operational conditions, including emissions from mobile sources, energy, area sources, water consumption, and solid waste. Subject to the satisfaction of the Board of Supervisors, these calculations shall be conducted using a County-approved model and/or methodology and must validate the continuing adequacy of modeling inputs used in the EIR that are not proposed to be altered as part of the "true-up" exercise. The inclusion of the validation requirement ensures that any updated operational GHG emissions inventories for the Project fully account for then-existing information that is relevant to the emissions modeling. Alternatively, the Proposed Project applicant may purchase all carbon offset credits to reduce operational GHG emissions at issuance of the first building permit.

The "true up" operational GHG emissions inventory, if conducted, will be provided in the form of a project-specific Updated Emissions Inventory and Offset Report to the County's Board of Supervisors (or its designee) prior to the issuance of building permits for the next build-out phase. The subject technical documentation shall be prepared by a County-approved, qualified air quality and greenhouse gas technical specialist.

In all instances, substantial evidence must confirm that any reduction to the total carbon offsets value as identified in the certified Final EIR for the Proposed Project is consistent with the Proposed Project commitment to achieve and maintain carbon neutrality (i.e., net zero emissions) for the 30-year life of the Proposed Project.

Ninth, the Proposed Project applicant or its designee shall demonstrate, to the satisfaction of the Development Services Director, that the following geographic priorities for carbon offsets have been met: (1) off-site within the unincorporated areas of the County of San Diego; (2) off-site within the County of San Diego; (3) off-site within California; (4) off-site within the United States; and (5) off-site internationally. As listed, geographic priorities would focus first on local reduction features (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over benefits related to air quality criteria pollutant reductions within the San Diego Air Basin, and to aid in San Diego County jurisdictions' efforts to

meet their GHG reduction goals. The Proposed Project applicant or its designee shall first pursue offset projects and programs locally within unincorporated areas of the County of San Diego to the extent such offset projects and programs are financially competitive in the global offset market. The Proposed Project applicant or its designee shall submit proof to the County that offsets are unavailable and/or fail to meet the feasibility factors defined in CEQA Guidelines Section 15364 in a higher priority category before seeking offsets from the next lower priority category.

M-GHG-3 requires that, prior to the issuance of residential building permits, the applicant or its designee shall provide evidence to the County of San Diego that the design plans for residential structures include electrical outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.

M-GHG-4 requires that, to reduce greenhouse gas emissions, the applicant or its designee to provide evidence to the County of San Diego that the following project design features identified for the Proposed Project herein will be implemented: PDF-AQ/GHG-1, PDF-AQ/GHG-2, PDF-AQ/GHG-3, PDF-AQ/GHG-4, PDF-AQ/GHG-5, PDF-AQ/GHG-6, PDF-AQ/GHG-7, PDF-AQ/GHG-8, PDF-AQ/GHG-9, PDF-AQ/GHG-10, PDF-TR-1, PDF-UT-1, PDF-UT-2, PDF-UT-3, PDF-UT-4 and PDF-UT-5.

Rationale: Implementation of **M-GHG-1** through **M-GHG-4** would reduce impacts from GHG emissions to less than significant because it would ensure that carbon offsets are purchased and retired in a quantity sufficient to offset the Proposed Project's construction emissions and operational GHG emissions, design plans for residential structures include electrical outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment, and that GHG emissions-reducing project design features are implemented.

The EIR utilized an analytical framework that requires the Project to achieve net zero GHG emissions through a combination of project design features (PDFs) and mitigation measures. *California's 2017 Climate Change Scoping Plan*, adopted by the California Air Resources Board in December 2017 in furtherance of SB 32, provides that net zero is an appropriate objective for new development undergoing project-level CEQA review. And, achievement of a net zero emissions level has been used by the State of California in reviewing the Newhall Ranch Project (which will establish a large-scale planned community in unincorporated Los Angeles County) and multiple AB 900 projects located throughout the State. (AB 900 projects are afforded CEQA streamlining benefits upon a showing of carbon neutrality, and compliance with numerous other criteria set forth in the Public Resources Code.)

Recognizing that it is not feasible to reduce all Project emissions through on-site measures, the mitigation framework requires the Project to utilize off-site carbon offsets in a fashion that is analogous to the approach approved by the California Department of Fish and Wildlife (and verified by the California Air Resources Board) for the Newhall Ranch Project. It relatedly is

recognized that the scale of the Project is quite different from that of the Newhall Ranch Project, which includes the development of more than 21,000 residential units and more than 9 million square feet of non-residential uses. The variation in scale affects the ability of various reduction strategies to be effective and to be economically feasible.

Mitigation Measure M-GHG-1 requires the Project applicant to purchase and retire carbon offsets in a quantity that is sufficient to reduce the Project's construction GHG emissions to net zero. Mitigation Measure M-GHG-2 requires the Project applicant to purchase and retire carbon offsets in a quantity that is sufficient to reduce the Project's operational GHG emissions to net zero for a 30-year period. Purchasing and retiring carbon credits is recognized by the California Air Resources Board as appropriate and feasible mitigation for GHG emissions.

The County, as the lead agency, has determined that a 30-year project life is appropriate for M-GHG-2 and presents the reasonable limits of scientific and evidentiary data for the Project, given current modeling tools, the changing regulatory structure, the level of unknowns beyond 2050 with respect to regulatory programs mandating further reductions in GHG emissions, and other available information.

Based on the analysis presented in the EIR and record, mitigation measures M-GHG-1 and M-GHG-2 meet the requirements of CEQA for mitigating GHG emissions, including CEQA Guidelines Section 15126.4(c)(3) and (c)(4) (allowing GHG mitigation by "[o]ff-site measures, including offsets that are not otherwise required" and "[m]easures that sequester greenhouse gases"). The County notes that CEQA Guidelines Section 15126.4(c) does not establish a hierarchy of allowable mitigation options – there are no limits imposed on the geographic or locational attributes of the mitigation options, and there is no imperative to secure additional on-site reductions before utilizing carbon offsets. This is because GHGs emissions are global and cumulative in nature, not local, regional, or even national. Nonetheless, the M-GHG-1 and M-GHG-2 are subject to a geographic priority system that prioritizes emissions reductions in San Diego County.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact GHG-1 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.7, Sections 2.7.1, 2.7.2, 2.7.3, 2.7.4, 2.7.5, 2.7.6, 2.7.7
- FEIR Chapter 7.0
- FEIR Section 8.4.5, Use of Carbon Offsets

- FEIR Appendix 2.7-1, Greenhouse Gas Emissions Technical Report, Appendix 3.1.2-3, Proposed Project's Water Conservation Plan

Significant Effect: Impact GHG-2 - The Proposed Project would generate GHG emissions that may interfere with attainment of the statewide GHG reduction goals for 2030 and 2050.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-GHG-1, M-GHG-2, M-GHG-3, and M-GHG-4 have been proposed to mitigate the significance of Impact GHG-2. See discussion of Impact GHG-1, above, for the text of **M-GHG-1, M-GHG-2, M-GHG-3,** and **M-GHG-4**.

Rationale: Implementation of **M-GHG-1** through **M-GHG-4** would reduce impacts related to the potential conflict with attainment of statewide GHG reduction goals for 2030 and 2050 to less than significant because the mitigation measures would reduce the Proposed Project's construction and operational GHG emissions to net zero.

Separately, it is noted that the Project would be consistent with the County of San Diego General Plan, such that impacts would be less than significant without the need for mitigation measures. The County also finds that the Proposed Project would be consistent with its 2018 Climate Action Plan (see Final EIR, Section 8.4.6, Thematic Response - CAP Consistency), and that the EIR does not rely on or tier from the CAP for purposes of its independent, project-level CEQA analysis. The Project would also be consistent with the RTP/SCS, such that impacts would be less than significant and no mitigation is required. Further, the required purchase and retirement of carbon offsets under **M-GHG-1** and **M-GHG-2** would offset the Project construction and operational GHG emissions to net zero, and project design features listed in EIR Table 2.7-5 would further reduce Project GHG emissions, ensuring there is no impact concerning SB 375 reduction targets and consistency with the RTP/SCS.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact GHG-2 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.7, Sections 2.7.1, 2.7.2, 2.7.3, 2.7.4, 2.7.5, 2.7.6, 2.7.7
- FEIR Chapter 7.0, Chapter 7.1.7, 7.2.1
- FEIR Section 8.4.5, Use of Carbon Offsets and 8.4.6 CAP Consistency
- FEIR Appendix 2.7-1, Greenhouse Gas Emissions Technical Report,
- FEIR Appendix 3.1.2-3, Proposed Project's Water Conservation Plan

F. Noise

Significant Effect: Impact N-1 - The traffic noise modeling results indicate that Future Plus Project traffic noise levels would exceed the County of San Diego's exterior noise standard of 60 dBA CNEL along some of the outdoor residential living areas located near Proctor Valley Road.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-1 has been proposed to mitigate the significance of Impact N-1.

M-N-1 - The single-family residential lots shown in Figure 2.8-4 with rear- or side-yard exposures adjacent to Proctor Valley Road shall include minimum 6-foot-high solid noise barriers along the exposure. The noise barriers may be constructed as a wall or berm, or a combination of both. The materials used in construction of the barrier shall have a minimum surface density of 4 pounds per square foot. They may consist of masonry material, 0.625-inch-thick Plexiglas, 0.25-inch-thick plate glass, or a combination of these materials. The barriers must be designed so there are no openings or cracks.

Rationale: Implementation of **M-N-1** would reduce impacts related to Future Plus Project traffic noise levels along some of the outdoor residential living areas located near Proctor Valley Road to less than significant because it would require installation of noise barriers along the single-family residential lots with rear- or side-yard exposures adjacent to Proctor Valley Road that would reduce noise levels at these outdoor residential living areas.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-1 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.8-1, Acoustical Analysis Report

Significant Effect: Impact N-2 – The Proposed Project's second-floor exterior noise levels would range from 55 to 69 dBA CNEL at proposed residential lots, which implies that interior noise levels at second-floor elevations would range from approximately 40 to 54 dBA CNEL. Therefore, the interior noise level for habitable spaces potentially would exceed the County of San Diego's 45 dBA CNEL interior noise criterion.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-2 has been proposed to mitigate the significance of Impact N-2.

M-N-2 - Prior to issuance of building permits (and after preparation of detailed building plans) for proposed single-family residential units directly adjacent to Proctor Valley Road, as shown in Figure 2.8-4, the building permit applicant or its designee shall demonstrate that interior noise levels will not exceed the applicable County of San Diego noise ordinance standard of 45 dBA CNEL for the subject land use. In addition to the installation of sound walls that shall be constructed under mitigation measure **M-N-1**, it is anticipated that compliance with the applicable standard shall be achieved by structure setbacks, acoustically rated windows and doors, and/or air conditioning or equivalent forced air circulation to allow occupancy with closed windows, which, for most construction, would provide sufficient exterior-to-interior noise reduction. A supplemental acoustical study shall be prepared to demonstrate and verify that interior noise levels will be below 45 dBA CNEL within habitable residential rooms.

> **Implementation:** Applicant or its designee, and primary contractor(s) of all Proposed Project phases for the single-family residential units directly adjacent to Proctor Valley Road.
>
> **Timing:** A Noise Restriction Easement shall be dedicated to the Final Map, required prior to issuance of building permits for development of on-site single-family residential units directly adjacent to Proctor Valley Road, and after detailed building plans are available and model numbers/types have been sited on a precise grading plan.
>
> **Enforcement:** County of San Diego

Rationale: Implementation of **M-N-2** would reduce impacts related to interior noise levels for habitable spaces to less than significant because requires structure setbacks, acoustically rated windows and doors, and/or air conditioning or equivalent forced air circulation to allow occupancy with closed windows, which, for most construction, would provide sufficient exterior-to-interior noise reduction. A supplemental acoustical study shall be prepared to demonstrate and verify that interior noise levels will be below 45 dBA CNEL within habitable residential rooms.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-2 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

- FEIR Appendix 2.8-1, Acoustical Analysis Report

Significant Effect: Impact N-4 – Noise levels attributed to unshielded HVAC mechanical systems could exceed the County of San Diego's daytime property line noise limit for occupied noise-sensitive land uses (NSLUs) (50 dBA L_{eq}) within 250 feet of the source. In addition, sources within 450 feet of an occupied NSLU property line could exceed the County's nighttime noise limit (45 dBA L_{eq}) for stationary-source noise.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-3 has been proposed to mitigate the significance of Impact N-4.

M-N-3 – Prior to the issuance of any building permit for stationary noise-generating equipment such as heating, ventilation, and air conditioning (HVAC) systems, the Proposed Project applicant or its designee shall prepare a supplemental acoustical study of the proposed stationary noise sources associated with the HVAC systems for submittal to the County of San Diego (County) for review and approval. Best engineering practices shall be implemented, and the placement of noise-generating equipment and shielding shall be considered when installing stationary noise sources associated with HVAC systems. The acoustical study shall identify noise-generating equipment and predict noise levels from identified equipment at the applicable property lines. Where predicted noise levels would exceed those levels deemed acceptable as established by the County's Noise Ordinance, Section 36.404, the acoustical study shall identify mitigation measures shown to effectively reduce noise levels (e.g., enclosures, barriers, site orientation) to comply with Section 36.404. Such mitigation measures shall be implemented by the applicant or its designee prior to issuance of any building permits.

> **Implementation:** Applicant or its designee, and primary contractor(s) of all Proposed Project phases.
>
> **Timing:** Prior to issuance of building permits
>
> **Enforcement:** County of San Diego

Rationale: Implementation of **M-N-3** would reduce impacts related to noise levels attributed to unshielded HVAC mechanical systems to less than significant because it would reduce noise-levels at property lines by implementing mitigation measures such as enclosures, barriers and site orientation to reduce noise levels.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-4 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1

- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.8-1, Acoustical Analysis Report

Significant Effect: Impact N-5 - Construction activities associated with Proctor Valley Road improvements could noise to exceed the County of San Diego's 75 dBA $L_{eq(8\text{-}hr)}$ noise standard at the nearest existing noise-sensitive land uses in Jamul (County of San Diego).

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-4, M-N-5, M-N-6 and M-N-7 have been proposed to mitigate the significance of Impact N-5.

M-N-4 – The Proposed Project applicant or its designee shall take those steps necessary to ensure that construction equipment is properly maintained and equipped with noise-reduction intake, exhaust mufflers, and engine shrouds in accordance with manufacturer recommendations. Equipment engine shrouds shall be closed during equipment operation.

M-N-5 – The Proposed Project applicant or its designee shall take those steps necessary to ensure that, whenever feasible, electrical power shall be used to run air compressors and similar power tools.

M-N-6 – The Proposed Project applicant or its designee shall take those steps necessary to ensure that equipment staging areas are located as far as feasible from occupied residences and schools.

M-N-7 – The Proposed Project applicant or its designee shall take those steps necessary to ensure that for construction activities on and off the Project Area, noise attenuation techniques are employed to ensure that noise levels remain below 75 dBA L_{eq} at existing noise-sensitive land uses. Such techniques shall include use of sound blankets on noise-generating equipment and construction of temporary sound barriers adjacent to construction sites near affected uses to achieve noise levels below 75 dBA L_{eq}.

Implementation: Applicant, or its designee, and primary contractor(s) of all Proposed Project phases involving construction

Timing: Prior to and during Proposed Project construction

Enforcement: County of San Diego

Rationale: Implementation of **M-N-4, M-N-5, M-N-6,** and **M-N-7** would reduce impacts from construction activities associated with Proctor Valley Road improvements because it would ensure that construction equipment is properly maintained and equipped with noise-reduction intake, exhaust mufflers, and engine shrouds in accordance with manufacturer recommendations;

electrical power is used to run air compressors and similar power tools whenever feasible; equipment staging areas are located as far as feasible from occupied residences and schools; and that noise attenuation techniques are employed to ensure that noise levels remain below 75 dBA L_{eq} at existing noise-sensitive land uses for construction activities on and off the Project Area.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-5 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.8-1, Acoustical Analysis Report

Significant Effect: Impact N-6 - Construction activities associated with Proctor Valley Road improvements could cause noise to exceed ambient existing noise levels at the nearest existing noise-sensitive land uses in the City of Chula Vista.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-4, M-N-5, M-N-6 and **M-N-7** have been proposed to mitigate the significance of Impact N-6. See discussion of Impact N-5, above, for text of the **M-N-4, M-N-5, M-N-6, and M-N-7**.

Rationale: Implementation of **M-N-4, M-N-5, M-N-6,** and **M-N-7** would reduce ambient noise level impacts from construction activities associated with Proctor Valley Road to less than significant because it would ensure that construction equipment is properly maintained and equipped with noise-reduction intake, exhaust mufflers, and engine shrouds in accordance with manufacturer recommendations, electrical power is used to run air compressors and similar power tools whenever feasible, equipment staging areas are located as far as feasible from occupied residences and schools, and that noise attenuation techniques are employed to ensure that noise levels remain below 75 dBA L_{eq} at existing noise-sensitive land uses for construction activities on and off the Project Area.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-6 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.8-1, Acoustical Analysis Report

Significant Effect: Impact N-7 - Construction activities associated with Proctor Valley Road in Village 14 could result in exceedances of the County of San Diego's 75 dBA $L_{eq(8\text{-}hr)}$ noise standard at adjacent on-site residences.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-4, M-N-5, M-N-6 and M-N-7 have been proposed to mitigate the significance of Impact N-7. See discussion of Impact N-5, above, for text of the **M-N-4, M-N-5, M-N-6, and M-N-7**.

Rationale: Implementation of **M-N-4, M-N-5, M-N-6,** and **M-N-7** would reduce impacts related to construction activities associated with Proctor Valley Road in Village 14 to less than significant because it would ensure that construction equipment is properly maintained and equipped with noise-reduction intake, exhaust mufflers, and engine shrouds in accordance with manufacturer recommendations, electrical power is used to run air compressors and similar power tools whenever feasible, equipment staging areas are located as far as feasible from occupied residences and schools, and that noise attenuation techniques are employed to ensure that noise levels remain below 75 dBA Leq at existing noise-sensitive land uses for construction activities on and off the Project Area.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-7 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.8-1, Acoustical Analysis Report

Significant Effect: Impact N-8 - Construction activities associated with Proctor Valley Road in Planning Areas 16/19 could result in exceedances of the County of San Diego's 75 dBA $L_{eq(8\text{-}hr)}$ noise standard for adjacent existing residences.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-4, M-N-5, M-N-6 and M-N-7 have been proposed to mitigate the significance of Impact N-8. See discussion of Impact N-5, above, for text of the **M-N-4, M-N-5, M-N-6, and M-N-7**.

Rationale: Implementation of **M-N-4, M-N-5, M-N-6,** and **M-N-7** would reduce impacts related to construction activities associated with Proctor Valley Road in Planning Areas 16/19 to less than significant because it would ensure that construction equipment is properly maintained and equipped with noise-reduction intake, exhaust mufflers, and engine shrouds in accordance with manufacturer recommendations, electrical power is used to run air compressors and similar power tools whenever feasible, equipment staging areas are located as far as feasible from occupied residences and schools, and that noise attenuation techniques are employed to ensure that noise levels remain below 75 dBA Leq at existing noise-sensitive land uses for construction activities on and off the Project Area.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-8 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.8-1, Acoustical Analysis Report

Significant Effect: Impact N-9 - Based on a preliminary estimate of the nearest potential areas where rock blasting may be necessary within approximately 140 feet of existing residences, a maximum noise level of up to 89 dBA L_{max} from the rock drilling and up to 85 dBA L_{max} from the blasting could occur. These levels would exceed County of San Diego's threshold of significance for impulsive sounds at residential land uses of 82 dBA L_{max}.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-4, M-N-5, M-N-6 and M-N-7 have been proposed to mitigate the significance of Impact N-9. See discussion of Impact N-5, above, for text of the **M-N-4, M-N-5, M-N-6,** and **M-N-7.**

Rationale: Implementation of **M-N-4, M-N-5, M-N-6,** and **M-N-7** would reduce impacts related to rock drilling and blasting to less than significant because it would ensure that construction equipment is properly maintained and equipped with noise-reduction intake, exhaust mufflers, and engine shrouds in accordance with manufacturer recommendations, electrical power is used to run air compressors and similar power tools whenever feasible, equipment staging areas are located as far as feasible from occupied residences and schools, and that noise attenuation techniques are employed to ensure that noise levels remain below 82 dBA Leq at existing noise-sensitive land uses for construction activities on and off the Project Area.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-9 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.8-1, Acoustical Analysis Report

Significant Effect: Impact N-10 - The closest existing off-site residence property line (Planning Areas 16/19) or noise-sensitive land use could be located within approximately 140 feet of the proposed rock crushing. At this distance, the noise level (both 8-hour average and impulsive noise) associated with the rock-crushing activities would be approximately 77 dBA L_{eq} and approximately 85 dBA $L_{max.}$. These noise levels would exceed County of San Diego's 8-hour construction noise threshold.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-9 has been proposed to mitigate the significance of Impact N-10.

M-N-9 – Prior to approval of the grading permit for any portion of the Proposed Project, the Proposed Project applicant or its designee shall take those steps necessary to ensure that on-site rock-crushing facilities are located a minimum of 250 feet from the property line of occupied residences or other noise-sensitive uses.

Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases involving rock crushing.

Timing: Prior to and during Proposed Project related rock-crushing activities.

Enforcement: County of San Diego

Rationale: Implementation of **M-N-9** would reduce rock-crushing noise impacts to nearby off-site residences to less than significant because it would require that the Proposed Project applicant or its designee take steps necessary to ensure that on-site rock-crushing facilities are located a minimum of 250 feet from the property line of occupied residences or other noise-sensitive uses. At a distance of 250 feet, the average noise level from a typical rock-crushing operation would be reduced to below County of San Diego 8-hour construction noise threshold of 75 dBA and impulsive noise threshold of 82 dBA.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-10 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.8-1, Acoustical Analysis Report

Significant Effect: Impact N-11 - The nearest sensitive receptors to Proposed Project construction activities that could produce high vibration levels would be at residences to the north and west of off-site Proctor Valley Road improvements in Jamul and the City of Chula Vista, located approximately 60 feet and 140 feet away. At a distance of 60 feet and greater, vibration levels from grading activities are anticipated to exceed 0.004 inches per second root mean square or 0.1 inches per second peak particle velocity at the nearest off-site residences.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-10 has been proposed to mitigate the significance of Impact N-11.

M-N-10 - Prior to beginning construction of any Proposed Project component within 300 feet of an existing or future occupied residence, the Proposed Project applicant or its designee shall require preparation of a Vibration Monitoring Plan (VMP) for submittal to the County of San Diego (County) noise control officer for review and approval. At a minimum, the VMP shall require data to be sent to the County noise control officer or designee on a weekly basis or more

frequently as determined by the noise control officer. The data shall include vibration-level measurements taken during the previous work period. In the event that the County noise control officer determines there is reasonable probability that future measured vibration levels would exceed allowable limits, the County noise control officer or designee shall take the necessary steps to ensure that future vibration levels do not exceed such limits, including suspending further construction activities that could result in excessive vibration levels, until either alternative equipment or alternative construction procedures can be used that generate vibration levels that do not exceed 0.004 inches per second root mean square (RMS) or 0.1 inches per second peak particle velocity (PPV) at the nearest residential structure. Construction activities not associated with vibration generation could continue.

The VMP shall be prepared and administered by a County-approved noise consultant. In addition to the data described previously, the VMP shall include the location of vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures. A description of these plan components is as follows:

Location of Vibration Monitors: The VMP shall indicate monitoring locations, including the location of measurements to be taken at construction site boundaries and at nearby residential properties.

Vibration Instrumentation: Vibration instrumentation shall be capable of measuring maximum unweighted RMS and PPV levels triaxially (in three directions) over a frequency range of 1 to 100 Hertz. The vibration instrumentation shall be set to automatically record daily events during working hours, and to record peak triaxial PPV values in 5-minute-interval histogram plots. The method of coupling the geophones to the ground shall be described and included in the VMP. The vibration instrumentation shall be calibrated within 1 year prior to the

Data Acquisition: The information to be provided in the data reports shall include, at a minimum, daily histogram plots of PPV versus time of day for three triaxial directions, and maximum peak vector sum PPV and maximum frequency for each direction. The reports shall also identify the construction equipment in operation during the monitoring period, and their locations and distances to vibration measurement locations.

Exceedance Notification and Reporting Procedures: The VMP shall include a description of the notification of exceedance and reporting procedures, and the follow-up procedures taken to reduce vibration levels to below the allowable limits.

Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases involving the use of heavy construction equipment within 300 feet of existing or future occupied residences.

Timing: Prior to and during construction activities

Enforcement: County of San Diego

Rationale: Implementation of **M-N-10** would reduce impacts related to high vibration levels at nearby residences to less than significant because it would require preparation of a Vibration Monitoring Plan and necessary measures to be taken to ensure that future vibration levels do not exceed allowable limits.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-11 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.8-1, Acoustical Analysis Report

Significant Effect: Impact N-12 - The occupied Proposed Project phases have the potential to be impacted by vibration from ongoing construction activities. Location-specific phasing schedules are not available at this time; it is, therefore, possible that construction of a new phase of the Proposed Project could take place as near as 50 feet from an occupied phase. In such an instance, short-term vibration levels as high as 0.03 inches per second root mean square (RMS) could result. Therefore, vibration levels from grading activities may exceed 0.004 inches per second RMS at the nearest on-site residence.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-10 has been proposed to mitigate the significance of Impact N-12.

See discussion of Impact N-11, above, for text of the **M-N-10**.

Rationale: Implementation of **M-N-10** would reduce vibration impacts to occupied Proposed Project phases to less than significant because it would require preparation of a Vibration Monitoring Plan and necessary measures to be taken to ensure that future vibration levels do not exceed allowable limits.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-12 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1

- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.8-1, Acoustical Analysis Report

Significant Effect: Impact N-13 - Because the exact blasting locations, necessary geotechnical data, and blasting and materials handling plans are not known at this time, it is not possible to conduct a noise analysis assessing the proposed blasting and materials handling associated with the Proposed Project. Therefore, for purposes of this analysis, impacts are considered potentially significant.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-8 has been proposed to mitigate the significance of Impact N-13.

M-N-8 – Prior to approval of the grading permit issued for any portion of the Project Area, the Proposed Project applicant or its designee shall direct that the designated contractor prepare a blasting and monitoring plan with an estimate of noise and vibration levels of each blast at noise-sensitive land uses within 1,000 feet of each blast. Where potential exceedance of either the County of San Diego's (County) Noise Ordinance or the City of Chula Vista's Noise Control Ordinance is identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410; the Chula Vista Noise Control Ordinance, Chapter 19.68; and the vibration-level limits of 1 inch per second peak particle velocity. Such measures shall be implemented by the Proposed Project applicant or its designee prior to the issuance of the grading permit. Additionally, Proposed Project phases involving blasting shall conform to the following requirements:

- Blasting activities shall be performed by a blast contractor and blasting personnel licensed to operate in the County.
- Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundborne vibration accelerometer that is located outside the closest residence to the blast and is approved by the County. Blasting shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines, Section 4.3.

Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases involving blasting

Timing: Prior to and during Proposed-Project-related blasting activities

Enforcement: County of San Diego

Rationale: Implementation of **M-N-8** would reduce impacts related to blasting to less than significant because it would require preparation of a blasting and monitoring plan and mitigation measures to effectively reduce noise and vibration levels where potential exceedance of either the County's Noise Ordinance or the City of Chula Vista's Noise Control Ordinance is identified.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-13 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.8-1, Acoustical Analysis Report

Significant Effect: Impact N-CUM-1 - The Proposed Project's contribution to increases in noise levels at off-site noise-sensitive land uses could be cumulatively considerable due to construction noise.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-4, M-N-5, M-N-6 and M-N-7 have been proposed to mitigate the significance of Impact N-CUM-1. See discussion of Impact N-5, above, for text of the **M-N-4, M-N-5, M-N-6,** and **M-N-7**.

Rationale: Implementation of **M-N-4, M-N-5, M-N-6, and M-N-7** would reduce cumulative noise impacts to less than significant because it would ensure that construction equipment is properly maintained and equipped with noise-reduction intake, exhaust mufflers, and engine shrouds in accordance with manufacturer recommendations, electrical power is used to run air compressors and similar power tools whenever feasible, equipment staging areas are located as far as feasible from occupied residences and schools, and that noise attenuation techniques are employed to ensure that noise levels remain below 75 dBA Leq at existing noise-sensitive land uses for construction activities on and off the Project Area.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact N-CUM-1 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.8-1, Acoustical Analysis Report

G. Paleontological Resources

Significant Effect: Impact PR-1 - Excavation in areas underlain by the Otay Formation would result in potentially significant impacts to paleontological resources.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-PR-1 has been proposed to mitigate the significance of Impact PR-1.

M-PR-1: A Qualified Paleontologist shall supervise a Paleontological Monitoring Program. A Qualified Paleontologist is a person who has, to the satisfaction of the County of San Diego Director of Planning & Development Services:

- a Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology);
- demonstrated knowledge of Southern California paleontology and geology; and
- documented experience in professional paleontological procedures and techniques.

The Qualified Paleontologist shall conduct or supervise the following mitigation tasks:

- Monitoring of excavation operations to discover unearthed fossil remains, generally involving monitoring of ongoing excavation activities (e.g., sheet grading pads, cutting slopes and roadways, basement and foundation excavations, and trenching). A Paleontological Resources Monitor must have at least 1 year of experience in field
- identification and collection of fossil materials.
- Salvaging of unearthed fossil remains, typically involving simple excavation of the exposed specimens, but possibly also plaster-jacketing of individual large and/or fragile specimens, or more elaborate quarry excavation of richly fossilferous deposits.
- Recording of stratigraphic, geologic, and geographic data to provide a context for the recovered fossil remains, including accurate plotting (mapping) on grading plans and standard topographic maps of all fossil localities, description of lithologies of fossil-bearing strata, measurement and description of the overall stratigraphic section (unless considered by the Project Paleontologist to be infeasible), and photographic documentation of the geologic setting.

- Laboratory preparation (cleaning and repair) of collected fossil remains to the point of identification (not exhibition), generally involving removal of enclosing sedimentary rock material, stabilization of fragile specimens (using glues and other hardeners), and repair of broken specimens.
- Curating prepared fossil remains, typically involving scientific identification and cataloguing of specimens, and entry of data into one or more accredited institutional (museum or university) collection (specimen/species lot and/or locality) databases. Curation is necessary so that the specimens are available for scientific research.
- Transferal, for archival storage, of cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections, preferably one of the following:
    - San Diego Natural History Museum
    - Los Angeles County Museum
    - San Bernardino Museum of Natural History
    - University of California Museum of Paleontology, Berkeley
    - Anza-Borrego Desert State Park (if the fossils were salvaged in the desert)
- Preparation of a final report summarizing the results of the field investigation, laboratory methods, stratigraphic information, types and importance of collected fossils, and any necessary graphics to document the stratigraphy and precise fossil collecting localities.

Rationale: Mitigation measure **M-PR-1** would reduce paleontological resources impacts to less than significant because it would require a Qualified Paleontologist to supervise a Paleontological Monitoring Program.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact PR-1 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.10, Sections 2.10.1, 2.10.2, 2.10.3, 2.10.4, 2.10.5, 2.10.6, 2.10.7
- FEIR Chapter 7.0, Chapter 7.1.10
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.6-1, Geotechnical Review Report
- FEIR Appendix 2.10-1, Paleontological Resources Information

H. Tribal Cultural Resources

Significant Effect: Impact TCR-1 - Implementation of the Preserve Trails Option would result in a potentially significant indirect impact to a possible tribal cultural resource.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-TCR-1 has been proposed to mitigate the significance of Impact TRC-1.

M-TCR-1 – Data Recovery - To mitigate potential indirect impacts to the eastern portion of site CA-SDI-12373, a phased data recovery program shall be implemented by a County of San Diego (County) approved archaeologist prior to granting any easement for trail uses. The phased data recovery (prepared as a separate document) shall involve implementation of surface collection and curation/repatriation of artifacts to prevent looting. All archaeological materials recovered during the data recovery efforts shall be cleaned, sorted, cataloged, and analyzed following standard archaeological procedures, and shall be documented in a data recovery report. Upon completion of fieldwork, the County-approved archaeologist shall submit a letter report summarizing the field work efforts and stating that the scientifically significant sample of the site has been recovered. Upon approval from the County archaeologist, the trail easement may be granted.

Rationale: Implementation of **M-TCR-1** would reduce impacts to tribal cultural resources to less than significant because it would require a data recovery program by a County approved archaeologist for the site CA-SDI-12373.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Impact TCR-1 would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.11, Sections 2.11.1, 2.11.2, 2.11.3, 2.11.4, 2.11.5, 2.11.6
- FEIR Chapter 7.0, Chapter 7.1.11
- FEIR Appendix 2.5-1, Cultural Resources Technical Report

IV. IMPACTS FOUND TO BE SIGNIFICANT AND UNAVOIDABLE

This section identifies the significant and unavoidable impacts that require a Statement of Overriding Considerations to be issued by the County upon approval of the Village 14 and Planning Area 16/19 Project. Based on the analysis contained in the Final EIR, the following impacts to aesthetics, agricultural resources, air quality, noise, and transportation and traffic have been determined to fall within this "significant and unavoidable impact" category.

Pursuant to Section 21081(a) of the Public Resources Code and Section 15091(a)(3) of the State CEQA Guidelines, the County of San Diego Board of Supervisors finds that, for each of the following significant effects, specific economic, legal, social, technological, or other considerations, including provisions of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the Final EIR. These findings are explained below and are supported by substantial evidence in the record of proceedings.

The unavoidable significant impacts listed below are overridden by project benefits as set forth in the Statement of Overriding Considerations in Section X, below.

A. Aesthetics

Significant Effect: Impact AE-1 - Construction activities would result in a substantial adverse change to one or more features that contribute to the valued visual character of the existing Proctor Valley landscape.

Finding: The mitigation measures set forth below are feasible, are adopted, and would lessen the impacts to aesthetics. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, Impact AE-1 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-AE-1 and M-AE-2 are provided to reduce construction-related impacts to aesthetics.

M-AE-1 – Stationary construction sites, staging, and storage areas within the Project Area shall be visually screened using temporary screening fencing. Fencing shall be of an appropriate design and color for each specific location to minimize the visibility of stationary construction sites, staging, and storage areas from off-site residential viewing locations.

M-AE-2 – The applicant, or its designee, shall prepare a Landscape Master Plan. The Landscape Master Plan shall demonstrate compliance with Otay Ranch General Development Plan/Otay Subregional Plan policies pertaining to the use of landscape materials that are complementary to the existing natural setting and that reflect the natural environment. The Landscape Master Plan shall also demonstrate compliance with San Diego County General Plan Conservation and Open Space Element policies pertaining to the minimization of visual impacts through implementation and use of appropriate scale, materials, and design to complement the surrounding natural landscape. In addition, the Landscape Master Plan shall be consistent and in compliance with the Fire Protection Plan, the Preserve Edge Plan, the Water Conservation Plan, and the design guidelines specified in the Specific Plan. The Landscape Master Plan shall identify phasing of the Proposed Project and shall be consistent with the phasing plan included in the Specific Plan. The Landscape Master Plan shall be approved by the Director of Planning & Development Services (or his/her designee) prior to the issuance of grading permits.

Rationale: Consistent with the analysis in the Otay Ranch PEIR, the analysis presented in Section 2.1.2.2, Visual Character or Quality, concludes that implementation of the Proposed Project would result in significant and unmitigable impacts to existing visual character/quality impacts within the Project Area. Incorporation of mitigation measures **M-AE-1** and **M-AE-2** and design standards would reduce impacts associated with implementation of the Proposed Project. However, even with implementation of these standards and incorporation of mitigation measures, the Proposed Project would substantially change the existing character of the Project Area, and would result in a significant and unavoidable impact.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact AE-1 would reduce impacts but even with implementation of these measures, the Proposed Project would still substantially change the existing character or the Project Area, and impacts would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.1, Sections 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6
- FEIR Chapter 7.0, Sections 7.1.1
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

Significant Effect: Impact AE-2 - Development of the Proposed Project would introduce features that would detract from or contrast with the existing visual character and/or quality of the existing Proctor Valley landscape.

Finding: The below mitigation measures are feasible, are adopted, and would lessen the impacts to aesthetics. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, Impact AE-2 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-AE-1 and M-AE-2 are provided to reduce impacts to aesthetics. See discussion of Impact AE-1, above, for text of the **M-AE-1** and **M-AE-2**.

Rationale: Consistent with the analysis in the Otay Ranch PEIR, the analysis presented in Section 2.1.2.2, Visual Character or Quality, concludes that implementation of the Proposed Project would result in significant and unmitigable impacts to existing visual character/quality impacts within the Project Area. Incorporation of mitigation measures **M-AE-1** and **M-AE-2** and design standards would reduce impacts associated with implementation of the Proposed Project. However, even with implementation of these standards and incorporation of mitigation measures, the Proposed Project would substantially change the existing character of the Project Area, and would result in a significant and unavoidable impact.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact AE-2 would reduce impacts but even with implementation of these measures, the Proposed Project would still substantially change the existing character or the Project Area, and impacts would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.1, Sections 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6
- FEIR Chapter 7.0, Sections 7.1.1
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

Significant Effect: Impact AE-CUM-1 - The Proposed Project would result in a cumulatively considerable impact with regard to visual contrast with the existing visual character and/or quality of the existing Proctor Valley and surrounding area landscape.

Finding: The below mitigation measures are feasible, are adopted, and would lessen the impacts to aesthetics. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, Impact AE-CUM-1 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-AE-1 and M-AE-2 are provided to reduce cumulative impacts to aesthetics. See discussion of Impact AE-1, above, for text of the **M-AE-1** and **M-AE-2**.

Rationale: Consistent with the analysis in the Otay Ranch PEIR, implementation of the Proposed Project would contribute to cumulative visual character/quality impacts within the Otay Ranch area. Even with implementation of mitigation measures **M-AE-1** and **M-AE-2** for the Proposed Project, development of open, rural valley and hills would substantially impact the existing visual character and quality of the Otay Ranch area, including the undeveloped Proctor Valley landscape. As such and consistent with the findings of the Otay Ranch PEIR, the Proposed Project would contribute to a significant and unavoidable cumulative impact related to visual character and quality.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact AE-CUM-1 would reduce impacts but even with implementation of these measures, the Proposed Project would still substantially change the existing character or the Project Area, and impacts would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.1, Sections 2.1.1, 2.1.2, 2.1.3, 2.1.4, 2.1.5, 2.1.6
- FEIR Chapter 7.0, Sections 7.1.1

- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

B. Agricultural Resources

Significant Effect: Impact AG-1 - The Proposed Project would result in loss of an agricultural resource for the potential production of coastal-dependent crops, due to its location in a coast area climate zone and because the Project Area contains soils applicable to Farmland of Local Importance.

Finding: The below mitigation measure is feasible, is adopted, and would lessen the impacts to agricultural resources. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, Impact AG-1 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-AG-1 is provided to reduce impacts to agricultural resources.

M-AG-1 – As required by the Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/SRP), an Agricultural Plan shall be prepared by the Proposed Project applicant, or its designee, prior to approval of any Specific Plan affecting on-site agricultural resources and will be required for each subsequent development proposal (i.e., villages, Town Center, the Eastern Town Center, the University, and Rural Estate Planned Community). The Agricultural Plan shall indicate the type of agricultural activity allowed as an interim use. Specifications shall include buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents, and chemicals that may accompany agricultural activities and operations. Adequate buffering shall be provided between the proposed development area and the interim agriculture use. Buffering measures may include the following: (1) a 200-foot distance between property boundaries and agricultural operations; (2) if permitted interim agricultural uses require the use of pesticide, then commercially reasonable limits shall be placed on the time of day, the type of pesticide application, and the appropriate weather conditions under which such application may occur; (3) use of vegetation along the field edges adjacent to development that can be used for shielding (i.e., corn); and (4) notification of adjacent property owners of potential pesticide applications and use of fencing. The County of San Diego department with jurisdiction over these areas shall review the Agricultural Plan to verify that proposed guidelines are adequate to prevent impacts associated with incompatible land uses from occurring.

Rationale: The Otay Ranch PEIR previously determined that there are no feasible mitigation measures to reduce the Proposed Project's agricultural impact to below a level of significance. As stated in the Otay Ranch PEIR, the loss of agricultural land capable of supporting coastal-dependent crops is considered to be a significant, unmitigable impact regardless of the feasibility of maintaining the land in agricultural production (e.g., because of the lack of water resources). The loss of agricultural resources identified under the Otay Ranch PEIR was determined to be significant and unavoidable, and overriding considerations were adopted for the Otay Ranch GDP/SRP. The Purchase of Agricultural Conservation Easement (PACE) program was approved

after the approval of the Otay Ranch PEIR, and participation in the PACE program would not mitigate the impacts to agricultural resources within Otay Ranch, including the Proposed Project.

Further, placing permanent agricultural easements or restrictions is infeasible due to high land costs, high water and labor costs, restrictive water use regulations, restrictive environmental regulations related to air quality and use of pesticides, agricultural competition from other parts of the state and from foreign countries, and the likelihood of incompatibility with other existing and planned land uses due to growing urbanization within the Otay Ranch area.

Once fully developed, the Proposed Project would eliminate all agricultural activity in the Project Area. The Project Area includes approximately 69.6 acres of land designated as Farmland of Local Importance and 655.85 acres of land designated as Grazing Land. The Proposed Project would result in loss of an agricultural resource for the potential production of coastal-dependent crops, due to its location in a coast area climate zone and because the Project Area contains soils designated to have local importance. Because no mitigation measures are available to reduce the Proposed Project's impacts to agricultural resources to below a level of significance, these impacts would remain significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact AG-1 would partially reduce direct, indirect, and cumulative impacts to agricultural resources, but not to a level less than significant. Thus, the loss of agricultural land capable of supporting coastal-dependent crops is considered to be a significant, unmitigable impact regardless of the feasibility of maintaining the land in agricultural production (e.g., because of the lack of water resources). Direct and cumulative impacts to agricultural resources would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.2, Sections 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6
- FEIR Chapter 7.0, Sections 7.1.2
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

Significant Effect: Impact AG-CUM-1 - The Proposed Project would result in a cumulatively considerable loss of an agricultural resource for the potential production of coastal-dependent crops, due to its location in a coast area climate zone and because the Project Area contains soils applicable to Farmland of Local Importance.

Finding: The below mitigation measure is feasible, is adopted, and would lessen the cumulative impacts to agricultural resources. However, there are no feasible mitigation measures or project alternatives that would reduce the identified cumulative significant impact to a level below significant. Therefore, Impact AG-CUM-1 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-AG-1 is provided to reduce cumulative impacts to agricultural resources. See discussion of Impact AG-1, above, for text of the **M-AG-1**.

Rationale: The Otay Ranch PEIR determined that the incremental and cumulative loss of agricultural lands as a result of development of Otay Ranch was a significant impact. The Proposed Project would contribute to this significant cumulative impact. When combined with the other surrounding projects (see Figure 1-16 in Chapter 1), specifically Jamul Highlands Estates, Lyons Valley 8, Otay Ranch Village 13, and Otay Ranch Planning Area 17, which also involve conversion of agricultural resources into suburban uses, a significant decrease in agricultural land use within the City of Chula Vista and the County would occur. Without property owner cooperation and substantial financial incentives, it is infeasible to provide permanent on- or off-site mitigation to replace converted farmland. In summary, the Proposed Project, when combined with many of the projects listed in Table 1-7, Cumulative Projects List, in Chapter 1, would contribute to a cumulatively considerable impact (Impact AG-CUM-1) to agricultural resources.

Once fully developed, the Proposed Project would eliminate all agricultural activity in the Project Area. The Project Area includes approximately 69.6 acres of land designated as Farmland of Local Importance and 655.8 acres of land designated as Grazing Land. The Proposed Project would result in loss of an agricultural resource for the potential production of coastal-dependent crops, due to its location in a coast area climate zone and because the Project Area contains soils designated to have local importance. Because no mitigation measures are available to reduce the Proposed Project's impacts to agricultural resources to below a level of significance, these impacts would remain significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact AG-CUM-1 would partially reduce direct, indirect, and cumulative impacts to agricultural resources, but not to a level less than significant. Thus, the loss of agricultural land capable of supporting coastal-dependent crops is considered to be a significant, unmitigable impact regardless of the feasibility of maintaining the land in agricultural production (e.g., because of the lack of water resources). Direct and cumulative impacts to agricultural resources would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.2, Sections 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6
- FEIR Chapter 7.0, Sections 7.1.2
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

C. Air Quality

Significant Effect: Impact AQ-1 - Project-generated maximum daily construction emissions would exceed the construction thresholds for volatile organic compounds (VOC), nitrous oxides (NO_x), and carbon monoxide (CO), during one or more years of construction.

Finding: The below mitigation measures are feasible, are adopted, and would lessen the significant construction-related impacts to air quality. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, Impact AQ-1 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-AQ-1 through M-AQ-8 are provided to reduce construction related impacts to air quality.**M-AQ-1** – Tier 4 Final Rock Crushing Equipment. Diesel-powered generators (engines greater than 750 horsepower) used for rock-crushing operations shall be equipped with Tier 4 Final engines.

M-AQ-2 – Blasting and Rock Crushing Notification. Prior to construction activities, the applicant or its designee shall employ a construction relations officer who shall address community concerns regarding on-site construction activity. The applicant shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer, who shall document complaints and concerns regarding on-site construction activity. The sign shall be placed in easily accessible locations along Proctor Valley Road and noted on grading and improvement plans.

M-AQ-3 – Blasting and Rock Crushing Dust Controls. The following provisions shall be implemented to reduce emissions associated with blasting and rock crushing activities:

a. During blasting activities, the construction contractor shall implement all feasible engineering controls to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains, or wet blasting. Watering methods, such as water sprays and water applications, also shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions.

b. During rock-crushing transfer and conveyance activities, material shall be watered prior to entering the crusher. Crushing activities shall not exceed an opacity limit of 20% (or Number 1 on the Ringelmann Chart) as averaged over 3 minutes in any period of 60 consecutive minutes, in accordance with San Diego Air Pollution Control District (SDAPCD) Rule 50, Visible Emissions. A qualified opacity observer shall monitor opacity from crushing activities once every 30 days while crushers are employed on site to ensure compliance with SDAPCD Rule 50. Water sprayers, conveyor belt enclosures,

or other mechanisms shall be employed to reduce fugitive dust generated during transfer and conveyance of crush material.

M-AQ-4 – Tier 4 Interim Construction Equipment. Prior to the commencement of any construction activities, the applicant or its designee shall provide evidence to the County of San Diego (County) that, for off-road equipment with engines rated at 75 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted by the County in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.[2] Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.

M-AQ-5 – Construction Equipment Maintenance. The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained in accordance with manufacturer's specifications before and for the duration of on-site operation.

M-AQ-6 – Use of Electrical-Powered Equipment. Electrical hookups shall be provided on site for hand tools such as saws, drills, and compressors used for building construction to reduce the need for electric generators and other fuel-powered equipment. The use of electrical construction equipment shall be employed, where feasible.

M-AQ-7 – Best Available Control Technology. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.

M-AQ-8 – Haul Trucks. Haul truck staging areas shall be provided for loading and unloading soil and materials, and shall be located away from sensitive receptors at the furthest feasible distance.

Rationale: After implementation of mitigation measures and project design features, the Proposed Project's construction emissions would still exceed thresholds for VOC, NO_x, and CO. Although implementation of **M-AQ-1** through **M-AQ-8** would effectively reduce construction emissions, not all reductions associated with these mitigation measures are readily quantifiable. Accordingly, mitigated Proposed Project construction emissions shown in Table 2.3-16 represent a conservative estimation of emissions, and Project-generated emissions are expected to be further reduced on a daily basis with incorporation of mitigation, but not to a level below

[2] For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards.

significance for VOC, NO_x, CO, and PM_{10}. As such, construction emissions of VOC, NO_x, and CO generated by the Proposed Project would result in a significant and unavoidable impact.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact AQ-1 would partially reduce direct and cumulative impacts to air quality, but impacts to air quality from generation of VOC, NO_x, and CO during construction would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.3, Sections 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6
- FEIR Chapter 7.0, Sections 7.1.3 and 7.2.1
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.3-1, Air Quality Technical Report

Significant Effect: Impact AQ-2 - Project-generated maximum daily operational emissions would exceed the thresholds for VOC and PM_{10}.

Finding: The below mitigation measures are feasible, are adopted, and would lessen the significant operational impacts to air quality. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, Impact AQ-2 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: **M-AQ-9 and M-AQ-10** are provided to reduce operational impacts to air quality.

M-AQ-9 – Facilitate Use of Electrical Lawn and Garden Equipment. Prior to the issuance of residential building permits, the applicant or its designee shall provide evidence to the County of San Diego that building design plans require that residential structures be equipped with outdoor/exterior electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.

M-AQ-10 – Low-VOC/Green Cleaning Product Educational Program. Prior to the occupancy of any on-site development, the applicant or its designee shall provide evidence to the County of San Diego that the applicant/phase developer has developed a Green Cleaning Product and Paint education program to be made available at rental offices, leasing spaces, and/or on websites.

Rationale: Maximum daily Proposed Project operational emissions would exceed the operational thresholds for VOC and PM_{10}. The primary source of VOC emissions is use of consumer products, which are subject to CARB regulations and could not be mitigated further by PDFs, although **M-AQ-10** (Low-VOC/Green Cleaning Product Educational Program) would encourage use of low-VOC cleaning products. **M-AQ-9**, which facilitates use of electrical lawn

and garden equipment, would reduce criteria air pollutant emissions, including VOC and PM_{10}, associated with fossil fuel consumption.

The primary source of PM_{10} emissions is mobile sources (e.g., passenger vehicles). The engine and fuel efficiencies of vehicles are regulated by the EPA and CARB, and the Proposed Project includes PDFs designed to reduce emissions associated with fossil fuel consumption (i.e., PDF-AQ/GHG-10 (Electric Vehicle Charging Stations) and PDF-TR-1 (Transportation Demand Management)). No additional feasible mitigation measures are available to further reduce PM_{10} emissions.

Daily operational emissions for VOC and PM_{10} would still exceed the County's significance thresholds after mitigation. Therefore, the Proposed Project would have a significant and unavoidable impact during operation.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact AQ-2 would partially reduce direct and cumulative impacts to air quality, but impacts to air quality from generation of VOC, and PM_{10} during operation would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.3, Sections 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6
- FEIR Chapter 7.0, Sections 7.1.3 and 7.2.1
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.3-1, Air Quality Technical Report

Significant Effect: Impact AQ-CUM-1 - The Proposed Project has a significant direct impact on air quality with regard to construction-related emissions of VOC, NO_x, CO, and PM_{10} and, therefore, would also result in a significant cumulatively considerable net increase in those emissions.

Finding: The below mitigation measures are feasible, are adopted, and would lessen the significant cumulative construction-related impacts to air quality. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, Impact AQ-CUM-1 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: **M-AQ-1 through M-AQ-8** are provided to reduce cumulative construction-related impacts to air quality. See discussion of Impact AQ-1, above, for text of the **M-AQ-1** through **M-AQ-8**.

Rationale: Due to the large scale and phasing of the Proposed Project and due to off-road construction equipment operations required during construction, no feasible mitigation is available to reduce significant cumulatively considerable increases in VOC, NO_x, CO, and PM_{10} emissions (AQ-CUM-1) to below a level of significance. PM_{10} would be reduced below the

project level significance thresholds, however, remains near the maximum daily thresholds, and therefore due to the uncertain nature of additional potential projects in the region, cumulative emissions were determined to have a potentially cumulative impact. **M-AQ-1** through **M-AQ-8**, as described in Section 2.3.6, are required for the Proposed Project to reduce Project-generated construction emissions. Cumulative construction impacts related to $PM_{2.5}$ emissions would be reduced to less than significant with implementation of mitigation. No additional mitigation measures are available to reduce VOC, NO_x, CO, and PM_{10} emissions. As such, impacts resulting from VOC, NO_x, CO, and PM_{10} emissions would be cumulatively considerable and unavoidable during the short-term construction period.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact AQ-CUM-1 would partially reduce direct and cumulative impacts to air quality, but impacts to air quality from construction-related emissions of VOC, NO_x, CO, and PM_{10}, would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.3, Sections 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6
- FEIR Chapter 7.0, Sections 7.1.3 and 7.2.1
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.3-1, Air Quality Technical Report

Significant Effect: Impact AQ-CUM-2 - The Proposed Project has a significant direct impact on air quality with regard to operational-related emissions of VOC and PM_{10} and, therefore, would also result in a significant cumulatively considerable net increase in those emissions.

Finding: The below mitigation measures are feasible, are adopted, and would lessen the significant cumulative operational impacts to air quality. However, there are no feasible mitigation measures or project alternatives that would reduce the identified cumulative significant impact to a level below significant. Therefore, Impact AQ-CUM-2 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-AQ-9 and M-QA-10 are provided to reduce cumulative operational impacts to air quality. See discussion of Impact AQ-2, above, for text of **the M-AQ-9** and **M-AQ-10**.

Rationale: Similar to construction, due to the large scale of the Proposed Project, which includes development and operation of a maximum of 1,119 homes and the related consumer product use, no feasible mitigation is available to reduce significant cumulatively considerable increases in VOC. **M-AQ-9** and **M-AQ-10** are provided to reduce operational VOC emissions; however, reductions associated with these measures are not readily quantifiable. In addition, implementation of PDF-TR-1 and PDF-AQ/GHG-10 would reduce VMT and associated vehicle-

related criteria air pollutants, including PM_{10}, generated by the Proposed-Project. Nonetheless, due to the large number of residential units, no feasible mitigation is available to reduce significant cumulatively considerable increases in VOC and PM_{10}. Therefore, impacts would be cumulatively considerable and unavoidable during the operational period.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact AQ-CUM-2 would partially reduce direct and cumulative impacts to air quality, but impacts to air quality from operational-related emissions of VOC and PM_{10} would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.3, Sections 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6
- FEIR Chapter 7.0, Sections 7.1.3 and 7.2.1
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.3-1, Air Quality Technical Report

D. Noise

Significant Effect: Impact N-3 - Roadway noise attributable to the Proposed Project would result in a substantial noise increase (more than 10 dBA) at residential receiver M8/R14, located north of the Proposed Project along Proctor Valley Road and west of Melody Road.

Finding: No feasible mitigation measures or project alternatives exist that would reduce the identified significant impact to a level below significant. Therefore, Impact N-3 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: No feasible mitigation measures exist to reduce identified impacts below a level of significance.

Rationale: Proposed Project traffic noise impacts at existing off-site noise sensitive land uses (NSLUs) would be less than significant, with the exception of residences located along Proctor Valley Road north of the Project Area and west of Melody Road (Impact N-3). Compared to existing traffic noise levels, a significant increase in traffic noise along this roadway segment would occur because Proctor Valley Road currently experiences very low traffic volumes, and although the resulting noise level of 51 dBA CNEL is considered acceptable per the County's criteria, the Proposed Project would increase noise above existing ambient levels by greater than 10 dBA. Moreover, because there is no feasible mitigation, this impact would be significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact N-3 is infeasible. Compared to existing traffic noise levels, a significant increase in traffic noise along this roadway segment would occur and thus, because there is no

feasible mitigation, this impact would be significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.8, Sections 2.8.1, 2.8.2, 2.8.3, 2.8.4, 2.8.5, 2.8.6, 2.8.7
- FEIR Chapter 7.0, Chapter 7.1.8
- FEIR Appendix 2-1, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendix 2.8-1, Acoustical Analysis Report

E. Transportation and Traffic

Year 2025 Cumulative-Conditions

Significant Effect: Impact TR-2a, TR-2b - The Proposed Project would have a significant cumulative impact along the following four roadway segments of Proctor Valley Road during Year 2025 Cumulative Conditions:

- Proctor Valley Road between the City of Chula Vista boundary and Project Driveway #1
- Proctor Valley Road between Project Driveway #1 and Project Driveway #2

Finding: The below mitigation measure is feasible, is adopted, and would lessen the significant traffic impacts along four segments of Proctor Valley Road. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, Impact TR2a, 2b would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-4 is provided to reduce traffic impacts.

M-TR-4 – The Proposed Project applicant, or its designee, shall pay the appropriate County of San Diego Transportation Impact Fee (TIF) to reduce the Proposed Project's identified significant cumulative impact along the following four roadway segments of Proctor Valley Road:

- Proctor Valley Road between the City of Chula Vista boundary and Project Driveway #1 (Year 2025, Year 2030)
- Proctor Valley Road between Project Driveway #1 and Project Driveway #2 (Year 2025, Year 2030)
- Proctor Valley Road between Project Driveway #2 and Project Driveway #3 (Year 2030)
- Proctor Valley Road, between Project Driveway #3 to Project Driveway #4 (Year 2030)

(This mitigation measure also applies under Year 2025 and Year 2030 conditions.)

Rationale: Payment of the appropriate County of San Diego TIF by the Proposed Project applicant, or its designee, would be required (**M-TR-4**) to reduce the cumulative impact along the two segments of Proctor Valley Road at the Proposed Project frontage. However, based on the daily roadway segment volume to capacity analysis method, the four identified segments are projected to continue to operate at substandard LOS E under Year 2025 conditions even after the segments are constructed to their ultimate classification as a County Roadway 2.2A Light Collector facility. Based on an arterial analysis, when constructed to a County Roadway 2.2A Light Collector, the average travel speed along these segments would be around 30 mph, which is just under the roadway design speed of 40 mph since there are minimal to no interruptions along this corridor, thereby indicating acceptable conditions. However, based on the results of the volume to capacity analysis, and to be conservative, this impact is considered significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-2a and TR-2b would reduce cumulative impact along the two segments of Proctor Valley Road at the Proposed Project frontage. However, based on the results of the volume to capacity analysis, as to be conservative, this impact is considered significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Year 2030 Cumulative-Conditions

Significant Effect: Impact TR-4a, 4b, 4c, 4d - The Proposed Project would have a significant cumulative impact along the following four roadway segments of Proctor Valley Road during Year 2030 Cumulative Conditions:

- Proctor Valley Road between the City of Chula Vista boundary and Project Driveway #1
- Proctor Valley Road between Project Driveway #1 and Project Driveway #2
- Proctor Valley Road between Project Driveway #2 and Project Driveway #3
- Proctor Valley Road between Project Driveway #3 to Project Driveway #4

Finding: The below mitigation measure is feasible, is adopted, and would lessen the significant traffic impacts along four segments of Proctor Valley Road. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, Impact TR-4a, 4b, 4c, 4d would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-4 is provided to reduce traffic impacts to air quality. See discussion of Impact TR-2a, 2b, above, for text of the **M-TR-4**.

Rationale: Payment of the appropriate County TIF by the Proposed Project applicant would be required (**M-TR-4**) to reduce the cumulative impact along the two segments of Proctor Valley Road at the Proposed Project frontage. However, based on the daily roadway segment volume to capacity analysis method, the four identified segments are projected to continue to operate at substandard LOS E under Year 2030 conditions even after the segments are constructed to their ultimate classification as a County Roadway 2.2A Light Collector facility. Based on an arterial analysis, when constructed to County Roadway 2.2A Light Collector, the average travel speed along these segments would be around 30 mph, which is just under the roadway design speed of 40 mph since there are minimal to no interruptions along this corridor, thereby indicating acceptable conditions. However, based on the results of the volume to capacity analysis, and to be conservative, this impact is considered significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-4 is within the jurisdiction of Caltrans and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Year 2030 Cumulative Conditions Plus Hypothetical Development of State Preserve Property

Significant Effect: Impact TR-6a, 6b, 6c, 6d - The Proposed Project would cause significant cumulative impacts under Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property within San Diego County on the road segments along Proctor Valley Road, between:

- City of Chula Vista boundary to Project Driveway No. 1 (LOS F);
- Proctor Valley Road, between Project Driveway No. 1 to Project Driveway No. 2 (LOS F);
- Proctor Valley Road, between Project Driveway No. 2 to Project Driveway No. 3 (LOS F); and
- Proctor Valley Road, between Project Driveway No. 3 to Project Driveway No. 4 (LOS F).

Finding: The below mitigation measures are feasible, are adopted, and would lessen the significant traffic impacts along four segments of Proctor Valley Road. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, Impact TR-6a, 6b, 6c, 6d would remain

significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-4 through M-TR-8 are provided to reduce traffic impacts. See Impact TR-2a, 2b for text of **M-TR-4**.

M-TR-5 – Proctor Valley Road, between the City of Chula Vista Boundary and Project Driveway No. 1 (Cumulative Impact, County of San Diego; Impact 6a): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the project applicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).

M-TR-6 – Proctor Valley Road, between Project Driveway No. 1 and Project Driveway No. 2 (Cumulative Impact, County of San Diego; Impact 6b): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the project applicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).

M-TR-7 – Proctor Valley Road, between Project Driveway No.2 Project Driveway No. 3 (Cumulative Impact, County of San Diego; Impact 6c): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the project applicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).

M-TR-8 – Proctor Valley Road, between Project Driveway No. 3 and Project Driveway No. 4 (Cumulative Impact, County of San Diego; Impact 6d): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the project applicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).

Rationale: Impacts 6a through 6d would only occur with the development of the Rancho Jamul Preserve; however, there currently is no application pending to develop within the Rancho Jamul Preserve, nor are there any known plans for development within the Rancho Jamul Preserve. Therefore, any development within the Rancho Jamul Preserve is not reasonably foreseeable at this point. In the event the Rancho Jamul Preserve were to be developed, to mitigate an over-capacity road segment, Proctor Valley Road could be widened from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A). With widening to a 4-Lane Major, the Proposed Project's significant cumulative impacts to this roadway segment would be fully mitigated as the segment would operate at LOS C once widened and no further mitigation would be required. However the County has no plans to amend the Mobility Element to accommodate a four lane

Major on this segment because 1) currently are no applications filed to develop the Rancho Jamul Preserve and 2) the County would accept 2-lane Proctor Valley Road LOS E/F operations consistent with Mobility Element findings. Moreover, if the State of California does decide to sell or develop the Rancho Jamul Preserve at a later date, further study would need to be conducted at that time to determine the precise roadway facilities needed to accommodate the development, once the scale of that development is known. Therefore, because there are no plans in place to widen the road to a 4-Lane Major, nor is there a funding program for any such improvement due to the lack of a reasonably foreseeable development plan within the Ranch Jamul Preserve, implementation of the improvements to mitigate this impact is infeasible and the impact is considered significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-6a, 6b, 6c, and 6d is infeasible because any development within the Rancho Jamul Preserve is not reasonably foreseeable at this point. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-17 - During Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, traffic associated with the Proposed Project would result in a significant cumulative impact at the intersection of Proctor Valley Road and Project Driveway No. 1.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of Proctor Valley Road and Project Driveway No. 1. However, additional changes or alterations that would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-17 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-10 is provided to reduce traffic impacts.

M-TR-10 – Proctor Valley Road and Project Driveway No. 1 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at the intersection. This impact would occur with the full development of the Proposed Project as well as the development of 74 additional units within the Rancho Jamul Preserve.

Rationale: Signalizing the intersection of Proctor Valley Road and Project Driveway No. 1 (**M-TR-10**) within San Diego County would fully mitigate the cumulative impact at this intersection. A traffic signal warrant was conducted and found that this intersection would satisfy both the "Minimum Vehicular Traffic" and "Interruption of Continuous Traffic" warrants. Impacts would be less than significant with mitigation. However, this impact would only occur with the full development of the Proposed Project as well as the development of 74 additional units within the Rancho Jamul Preserve. If the State of California does decide to sell or develop the Rancho Jamul Preserve at a later date, further study would need to be conducted at that time to determine the appropriate roadway facilities needed to accommodate the development, once the scale of that development is known. Therefore, because there is not a funding program for any such improvement due to the lack of a reasonably foreseeable development plan within the Ranch Jamul Preserve, implementation of the improvements to mitigate this impact is infeasible and the impact is considered significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-17 is infeasible because there is not a funding program for any such improvement due to the lack of a reasonably foreseeable development plan within the Ranch Jamul Preserve. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-18 - During Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, traffic associated with the Proposed Project would result in a significant cumulative impact at the intersection of Proctor Valley Road and Project Driveway No. 2.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of Proctor Valley Road and Project Driveway No. 2. However, additional changes or alterations that would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-18 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-11 is provided to reduce traffic impacts.

M-TR-11 – Proctor Valley Road and Project Driveway No. 2 (Cumulative Impact, County of San Diego): Widening Proctor Valley Road from two to four lanes would mitigate the cumulative

impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 1,083 additional units within the Rancho Jamul Preserve.

Rationale: Widening Proctor Valley Road from two to four lanes would fully mitigate the cumulative impact at the intersection of Proctor Valley Road and Project Driveway No. 2 (**M-TR-11**) within San Diego County. Impacts would be less than significant with mitigation. This impact would only occur with the development of the Rancho Jamul Preserve. This impact would occur with the full development of the Proposed Project as well as the development of 1,083 additional units within the Rancho Jamul Preserve. However the County has no plans to amend the Mobility Element to accommodate a four lane Major on this segment because 1) currently there are no applications filed to develop the Rancho Jamul Preserve and 2) the County would proposed to accept 2-lane Proctor Valley Road LOS E/F operations consistent with Mobility Element findings. Moreover, if the State of California does decide to sell or develop the Rancho Jamul Preserve at a later date, further study would need to be conducted at that time to determine the appropriate roadway facilities needed to accommodate the development, once the scale of that development is known. Therefore, because there are no plans in place to widen the road to a 4-Lane Major, nor is there a funding program for any such improvement due to the lack of a reasonably foreseeable development plan within the Ranch Jamul Preserve, implementation of the improvements to mitigate this impact is infeasible and the impact is considered significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-18 is infeasible because there are no plans in place to widen the road to a 4-Lane Major, nor is there a funding program for any such improvement due to the lack of a reasonably foreseeable development plan within the Ranch Jamul Preserve. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-19- During Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, traffic associated with the Proposed Project would result in a significant cumulative impact at the intersection of Proctor Valley Road and Project Driveway No. 3.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of Proctor Valley Road and Project Driveway No. 3. However, additional changes or alterations that would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-19 would remain significant and unavoidable. However,

specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-12 is provided to reduce traffic impacts.

M-TR-12 – Proctor Valley Road and Project Driveway No. 3 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 397 additional units within the Rancho Jamul Preserve.

Rationale: Signalization (**M-TR-12**) would fully mitigate the cumulative impact at the intersection of Proctor Valley Road and Project Driveway No. 3 within San Diego County. A traffic signal warrant was conducted and found that this intersection would satisfy both the "Minimum Vehicular Traffic" and "Interruption of Continuous Traffic" warrants. Impacts would be less than significant with mitigation. This impact would only occur with the development of the Rancho Jamul Preserve. This impact would occur with the full development of the Proposed Project as well as the development of 397 additional units within the Rancho Jamul Preserve. If the State of California does decide to sell or develop the Rancho Jamul Preserve at a later date, further study would need to be conducted at that time to determine the specific roadway facilities needed to accommodate the development, once the scale of that development is known. Therefore, because there is not a funding program for any such improvement due to the lack of a reasonably foreseeable development plan within the Ranch Jamul Preserve, implementation of the improvements to mitigate this impact is infeasible and the impact is considered significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-17 is infeasible because there is not a funding program for any such improvement due to the lack of a reasonably foreseeable development plan within the Ranch Jamul Preserve. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-20- During Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, traffic associated with the Proposed Project would result in a significant cumulative impact at the intersection of Proctor Valley Road and Project Driveway No. 4.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of Proctor Valley Road and Project Driveway No. 4. However, changes

or alterations that would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-20 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-13 is provided to reduce traffic impacts.

M-TR-13 – Proctor Valley Road and Project Driveway No. 4 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 563 additional units within the Rancho Jamul Preserve.

Rationale: Signalization (**M-TR-13**) would fully mitigate the cumulative impact at the intersection of Proctor Valley Road and Project Driveway No. 4 within San Diego County. A traffic signal warrant was conducted and found that this intersection would satisfy both the "Minimum Vehicular Traffic" and "Interruption of Continuous Traffic" warrants. Impacts would be less than significant with mitigation. This impact would only occur with the development of the Rancho Jamul Preserve. This impact would occur with the full development of the Proposed Project as well as the development of 563 additional units within the Rancho Jamul Preserve. If the State of California does decide to sell or develop the Rancho Jamul Preserve at a later date, further study would need to be conducted at that time to determine the specific roadway facilities needed to accommodate the development, once the scale of that development is known. Therefore, because there is not a funding program for any such improvement due to the lack of a reasonably foreseeable development plan within the Ranch Jamul Preserve, implementation of the improvements to mitigate this impact is infeasible and the impact is considered significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-20 is infeasible because there is not a funding program for any such improvement due to the lack of a reasonably foreseeable development plan within the Ranch Jamul Preserve. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-21- During Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, traffic associated with the Proposed

Project would result in a significant cumulative impact at the intersection of Proctor Valley Road and Project Driveway No. 5.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of Proctor Valley Road and Project Driveway No. 5. However, changes or alterations that would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-21 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-14 is provided to reduce traffic impacts.

M-TR-14 – Proctor Valley Road and Project Driveway No. 5 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 481 additional units within the Rancho Jamul Preserve.

Rationale: Signalization (**M-TR-14**) would fully mitigate the cumulative impact at the intersection of Proctor Valley Road and Project Driveway No. 5 within San Diego County. A traffic signal warrant was conducted, and found that this intersection would satisfy both the "Minimum Vehicular Traffic" and "Interruption of Continuous Traffic" warrants. Impacts would be less than significant with mitigation. It should be noted that this impact would only occur with the development of the Rancho Jamul Preserve. This impact would occur with the full development of the Proposed Project as well as the development of 481 additional units within the Rancho Jamul Preserve. If the State of California does decide to sell or develop the Rancho Jamul Preserve at a later date, further study would need to be conducted at that time to determine the specific roadway facilities needed to accommodate the development, once the scale of that development is known. Therefore, because there is not a funding program for any such improvement due to the lack of a reasonably foreseeable development plan within the Ranch Jamul Preserve, implementation of the improvements to mitigate this impact is infeasible and the impact is considered significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-21 is infeasible because there is not a funding program for any such improvement due to the lack of a reasonably foreseeable development plan within the Ranch Jamul Preserve. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2

- FEIR Appendix 2.9-1, Transportation Impact Study

SB 743 Land Use Project per Capita Analysis

Significant Effect: Impact TR-25 - Implementation of the Proposed Project would result in a potentially significant impact related to vehicle miles traveled (VMT) per capita because the Proposed Project VMT per capita would exceed the significance threshold suggested by the SB 743 Draft Proposal currently being circulated for public review and comment, not yet in effect.

Finding: No feasible mitigation measures or project alternatives exist that would reduce the identified significant impact to a level below significant. Therefore, Impact TR-25 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: No feasible mitigation measures exist to reduce identified impacts below a level of significance.

Rationale: The Draft Proposal includes potential measures recommended to reduce VMT. Several of these measures have been incorporated into the design of the Proposed Project or are incorporated as part of the TDM Program, which would reduce VMT per capita by approximately 4.338%; however, the resulting adjusted VMT would continue to exceed the thresholds applied in this DEIR. Accordingly, impacts associated with Proposed Project home-based automobile VMT per capita would be significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that even with feasible mitigation for Impact TR-25, resulting adjusted VMT would continue to exceed the thresholds applied in this DEIR. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

V. FINDINGS REGARDING POTENTIAL ENVIRONMENTAL EFFECTS WITHIN THE RESPONSIBILITY AND JURISDICTION OF ANOTHER PUBLIC AGENCY

Pursuant to Section 21081(a)(2) of the Public Resources Code and Sections 15091(a)(2) and 15091(a)(3) of the State CEQA Guidelines, the County of San Diego Board of Supervisors finds that, for each of the following effects identified as significant in the FEIR, (a) changes or alterations that would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the County of San Diego making

the finding or that specific economic, legal, social, technological, or (b) other considerations make infeasible the mitigation measures or alternatives identified in the FEIR. As a result, these impacts remain significant. These findings are explained below and are supported by substantial evidence in the record of proceedings.

A. Transportation and Traffic

Existing Plus Project

Significant Effect: Impact TR-1 - During Existing Plus Project Build-Out conditions, the Proposed Project would have a significant project-specific impact to one roadway segment approximately 2,100 feet in length along Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary, located within the City of Chula Vista.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact along one segment of Proctor Valley Road within the City of Chula Vista. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-1 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-1 is provided to reduce traffic impacts.

M-TR-1 – Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary (Project-Specific Impact, City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to widen the roadway segment of Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary from a two-lane roadway to a Class I Collector prior to issuance of a building permit for the 1,229th equivalent dwelling unit (EDU).

Rationale: If implemented by the 1,229th EDU, mitigation measure **M-TR-1** would fully mitigate the Proposed Project's impacts to one roadway segment approximately 2,100 feet in length along Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary, located within the City of Chula Vista. As per the City of Chula Vista Roadway Standards, a Class I collector is a four-lane roadway, typically divided by a two-way left-turn lane. The daily traffic capacity of a Class I Collector is 22,000 ADT (LOS C). Widening to a Class I Collector is consistent with the City of Chula Vista Circulation Plan, which identifies the segment of Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary as a four-Lane Major Street. Widening the segment from the existing two-lane configuration to four lanes, would not conflict with the City's long-range road widening plans because the mitigation improvement (widen from two to four lanes) does not foreclose or conflict with the City's ultimate build-out plans or programs, and would not preclude the City from improving the segment to a four-lane Major at a future date when/if future traffic

conditions warrant such action. However, because this roadway segment is located within the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements, for purposes of this analysis, implementation of **M-TR-1** mitigation is considered infeasible and the Impact TR-1 would remain significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-1 is within the jurisdiction of City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-9 - During Existing Plus Project Build-Out conditions, traffic associated with the Proposed Project would result in a significant direct impact at the intersection of SR-94 and Lyons Valley Road in the County.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of SR-94 and Lyons Valley Road. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-9 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-2 is provided to reduce traffic impacts.

M-TR-2 – Intersection at SR-94 and Lyons Valley Road (Direct Impact, Cumulative Impact, Caltrans Facility: The Proposed Project applicant, or its designee, shall coordinate with Caltrans to install a traffic signal at the intersection of SR-94 and Lyons Valley Road prior to issuance of a building permit for the 741st EDU.

Rationale: Signalization by the 741st equivalent dwelling unit (**M-TR-2**) would fully mitigate the impact at the intersection of SR-94 and Lyons Valley Road, if implemented. A traffic signal warrant was conducted, and this intersection would satisfy both the "Minimum Vehicular Traffic" and "Interruption of Continuous Traffic" warrants. This intersection, however, is a Caltrans facility for which the County does not have jurisdiction to permit or implement improvements. Therefore, for purposes of this analysis, mitigation is considered infeasible and the impact would remain significant and unavoidable. However, it should be noted that this improvement is part of the improvement project analyzed in the Caltrans SR-94 Improvement Project Draft EIR (Caltrans 2015). In addition, this improvement is also included as a mitigation

measure in the Jamul Indian Village Final Environmental Evaluation.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-9 is within the jurisdiction of Caltrans and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-10 - During Existing Plus Project Build-Out conditions, traffic associated with the Proposed Project would result in a significant Project-specific impact at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road in the City of Chula Vista.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road in the City of Chula Vista. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-10 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-3 is provided to reduce traffic impacts.

M-TR-3 – Intersection at Northwoods Drive/Agua Vista Drive and Proctor Valley Road (Project-Specific Impact, City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to install a traffic signal at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road prior to issuance of a building permit for the 660th EDU.

Rationale: Signalization by the 660th equivalent dwelling unit (**M-TR-3**) would fully mitigate the impact at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road, if implemented. A traffic signal warrant was conducted, and found that this intersection would satisfy both the "Minimum Vehicular Traffic" and "Interruption of Continuous Traffic" warrants. However, this intersection is located within the City of Chula Vista and the County does not have the jurisdiction to permit or implement improvements. Therefore, for purposes of this analysis, mitigation is considered infeasible because the County cannot be assured of implementation and the impact would remain significant and unavoidable. However, it should be noted that the signalization of this intersection is a condition of the Rolling Hills Ranch Plan and

the signal mast arms have already been constructed at this intersection. Therefore, only minor improvements would be required to implement a signal at this intersection. After implementation of the identified improvements, the impacted intersection would operate at acceptable LOS B during both AM and PM peak hours.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-10 is within the jurisdiction of the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Year 2025 Cumulative Conditions

Significant Effect: Impact TR-3 - The Proposed Project would result in a significant project specific impact to one roadway segment at Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary, located within the City of Chula Vista, under Year 2025 Cumulative Conditions.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact to one segment at Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary, located within the City of Chula Vista. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-3 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-1 is provided to reduce traffic impacts. See discussion of Impact TR-1, above, for text of the **M-TR-1**.

Rationale: If implemented, mitigation measure **M-TR-1** by the 563rd EDU would fully mitigate the Proposed Project's impacts at the segment of Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary and no further mitigation is necessary. Widening to a Class I Collector is consistent with the City of Chula Vista Circulation Plan, which identifies the segment of Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary as a four-lane Major Street. Widening the segment from the two-lane configuration to four lanes, would not conflict with the City's long-range road widening plans because the mitigation improvement (widen from two to four lanes) does not foreclose or conflict with the City's ultimate build-out plans or programs, and would not preclude the City from improving the

segment to a four-lane Major at a future date when/if future traffic conditions warrant such action. However, because this roadway segment is located within the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements, for purposes of this analysis, implementation of **M-TR-1** mitigation is considered infeasible and the impact would remain significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-3 is within the jurisdiction of the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-11 - During Year 2025 conditions, the Proposed Project would have a significant cumulative impact on the intersection of SR-94 and Lyons Valley Road within the County of San Diego.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact on the intersection of SR-94 and Lyons Valley Road within the County of San Diego. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-11 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-2 is provided to reduce traffic impacts. See discussion of Impact TR-9, above, for text of the **M-TR-2**.

Rationale: Signalization by the 741st equivalent dwelling unit (**M-TR-2**) would fully mitigate the impact at the intersection of SR-94 and Lyons Valley Road, if implemented. A traffic signal warrant was conducted, and this intersection would satisfy both the "Minimum Vehicular Traffic" and "Interruption of Continuous Traffic" warrants. This intersection is a Caltrans facility in which the County does not have jurisdiction to permit or implement improvements. Therefore, for purposes of this analysis, mitigation is considered infeasible and the impact would remain significant and unavoidable. However, it should be noted that this improvement is part of the improvement project analyzed in the Caltrans State Route 94 Improvement Project Draft EIR (Caltrans 2015). In addition, this improvement is also included as a mitigation measure in the Jamul Indian Village Final Environmental Evaluation.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-11 is within the jurisdiction of Caltrans and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-12 - During Year 2025 Cumulative Conditions, traffic associated with the Proposed Project would result in a significant Project-specific impact at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road in Chula Vista.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road in Chula Vista. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-12 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-3 is provided to reduce traffic impacts. See discussion of Impact TR-10, above, for text of the **M-TR-3**.

Rationale: Signalization by the 287th equivalent dwelling unit would fully mitigate the impact at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road, if implemented. A traffic signal warrant was conducted, and found that this intersection would satisfy both the "Minimum Vehicular Traffic" and "Interruption of Continuous Traffic" warrants. However, this intersection is located within the City of Chula Vista and the County does not have the jurisdiction to permit or implement improvements. Therefore, for purposes of this analysis, mitigation is considered infeasible because the County cannot be assured of implementation and the impact would remain significant and unavoidable. However, it should be noted that the signalization of this intersection is a condition of the Rolling Hills Ranch Plan and the signal mast arms have already been constructed at this intersection. Therefore, only minor improvements would be required to implement a signal at this intersection. After implementation of the identified improvements, the impacted intersection would operate at acceptable LOS B during both peak hours.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-12 is within the jurisdiction of Caltrans and the County does not have

the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Year 2030 Cumulative Conditions

Significant Effect: Impact TR-5 - During Year 2030 Cumulative Conditions, the Proposed Project would have a significant Project-specific impact to the roadway of Proctor Valley Road from Northwoods Drive to the City of Chula Vista boundary.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact to the roadway of Proctor Valley Road from Northwoods Drive to the City of Chula Vista boundary. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-5 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-1 is provided to reduce traffic impacts. See discussion of Impact TR-1, above, for text of the **M-TR-1**.

Rationale: If implemented, mitigation measure **M-TR-1** by the 563rd EDU would fully mitigate the Proposed Project's impacts at the segment of Proctor Valley Road from Northwoods Drive to the City of Chula Vista boundary and no further mitigation is necessary. However, because this roadway segment is located within the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements, for purposes of this analysis, implementation of **M-TR-1** mitigation is considered infeasible because the County cannot be assured of implementation and the impact would remain significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-5 is within the jurisdiction of the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2

- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-13 - During Year 2030 Cumulative Conditions, traffic associated with the Proposed Project would result in a significant cumulative impact at the intersection of SR-94 and Lyons Valley Road.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of SR-94 and Lyons Valley Road. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-13 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-2 is provided to reduce traffic impacts. See discussion of Impact TR-9, above, for text of the **M-TR-2**.

Rationale: Signalization by the 741st equivalent dwelling unit (**M-TR-2**) would fully mitigate the impact at the intersection of SR-94 and Lyons Valley Road, if implemented. A traffic signal warrant was conducted, and this intersection would satisfy both the "Minimum Vehicular Traffic" and "Interruption of Continuous Traffic" warrants. This intersection is a Caltrans facility in which the County does not have jurisdiction to permit or implement improvements. Therefore, for purposes of this analysis, mitigation is considered infeasible and the impact would remain significant and unavoidable. However, it should be noted that this improvement is part of the improvement project analyzed in the Caltrans State Route 94 Improvement Project Draft EIR (Caltrans 2015). In addition, this improvement is also included as a mitigation measure in the Jamul Indian Village Final Environmental Evaluation.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-13 is within the jurisdiction of Caltrans and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-14 - During Year 2030 Cumulative Conditions, traffic associated with the Proposed Project would result in a significant Project-specific impact at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road.

However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-14 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-3 is provided to reduce traffic impacts. See discussion of Impact TR-10, above, for text of the **M-TR-3**.

Rationale: Signalization by the 287th equivalent dwelling unit (**M-TR-3**) would fully mitigate the impact at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road, if implemented. A traffic signal warrant was conducted, and found that this intersection would satisfy both the "Minimum Vehicular Traffic" and "Interruption of Continuous Traffic" warrants. However, this intersection is located within the City of Chula Vista and the County does not have the jurisdiction to permit or implement improvements. Therefore, for purposes of this analysis, mitigation is considered infeasible because the County cannot be assured of implementation and the impact would remain significant and unavoidable. However, it should be noted that the signalization of this intersection is a condition of the Rolling Hills Ranch Plan and the signal mast arms have already been constructed at this intersection. Therefore, only minor improvements would be required to implement a signal at this intersection. After implementation of the identified improvements, the impacted intersection would operate at acceptable LOS B during both peak hours.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-14 is within the jurisdiction of the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Year 2030 Cumulative Conditions Plus Hypothetical Development of State Preserve Property

Significant Effect: Impact TR-7 - During Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, the Proposed Project would result in a significant project specific impact to Proctor Valley Road, between Hunte Parkway and Northwoods Drive.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact to Proctor Valley Road between Hunte Parkway and Northwoods Drive. However,

changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-7 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-9 is provided to reduce traffic impacts.

M-TR-9 – Proctor Valley Road, between Hunte Parkway and Northwoods Drive (Project Specific Impact, City of Chula Vista): If development of the Rancho Jamul Preserve is approved, and construction commenced prior to buildout of the Proposed Project, the project applicant, or its designee, shall coordinate with the City of Chula Vista to widen Proctor Valley Road between Hunte Parkway and Northwoods Drive from a four-lane roadway to a six-lane Major Street, by the issuance of the building permit for the 487th equivalent dwelling unit.

Rationale: Widening Proctor Valley Road, between Hunte Parkway and Northwoods Drive from a four-lane roadway to a six-lane Major Street, by the 487th EDU (**M-TR-9**) would fully mitigate the impacts to this roadway segment as the segment would operate at LOS C once widened and no further mitigation would be required. However, widening to a six-lane Major Street is not consistent with the City of Chula Vista Circulation Plan, which identifies the segment of Proctor Valley Road between Hunte Parkway and Northwoods Drive as a four-lane Major Street. Widening the segment from the four-lane configuration to six lanes, as recommended by the mitigation measure, would conflict with the City's long-range road widening plans. Therefore, because this roadway segment is located within the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements, and because the necessary improvement is not consistent with the City of Chula Vista Circulation Plan, for purposes of this analysis, implementation of **M-TR-9** is considered infeasible because the County cannot be assured of implementation and impacts would remain significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-7 is within the jurisdiction of the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-8 - During Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, the Proposed Project would result in a significant project specific impact to Proctor Valley Road, between Northwoods Drive and the City of Chula Vista Boundary.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact to Proctor Valley Road between Northwoods Drive and the City of Chula Vista Boundary. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-8 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-1 is provided to reduce traffic impacts. See discussion of Impact TR-1, above, for text of the **M-TR-1**.

Rationale: If implemented, mitigation measure **M-TR-1** by the 563rd EDU would fully mitigate the Project's impacts at Proctor Valley Road between Northwoods Drive and the City of Chula Vista Boundary and no further mitigation is necessary. However, because this roadway segment is located within the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements, for purposes of this analysis, implementation of **M-TR-1** mitigation is considered infeasible because the County cannot be assured of implementation and the impact would remain significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-8 is within the jurisdiction of the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-15 - During Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, traffic associated with the Proposed Project would result in a significant cumulative impact at the intersection of SR-94 and Lyons Valley Road.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of SR-94 and Lyons Valley Road. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and

jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-15 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-2 is provided to reduce traffic impacts. See discussion of Impact TR-9, above, for text of the **M-TR-2**.

Rationale: Signalization by the 741st EDU (**M-TR-2**) would fully mitigate the impact at the intersection of SR-94 and Lyons Valley Road, if implemented. A traffic signal warrant was conducted, and this intersection would satisfy both the "Minimum Vehicular Traffic" and "Interruption of Continuous Traffic" warrants. This intersection is a Caltrans facility in which the County does not have jurisdiction to permit or implement improvements. Therefore, for purposes of this analysis, mitigation is considered infeasible and the impact would remain significant and unavoidable. However, it should be noted that this improvement is part of the improvement project analyzed in the Caltrans SR-94 Improvement Project Draft EIR (Caltrans 2015). In addition, this improvement is also included as a mitigation measure in the Jamul Indian Village Final Environmental Evaluation.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-15 is within the jurisdiction of Caltrans and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-16 - During Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, traffic associated with the Proposed Project would result in a significant cumulative impact at the intersection of Paseo Ranchero and East H Street.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of Paseo Ranchero and East H Street. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-16 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-15 is provided to reduce traffic impacts.

M-TR-15 – Intersection at Paseo Ranchero and East H Street (Project Specific Impact, City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to restripe the eastbound approach to the intersection of Paseo Ranchero and East H Street to include an exclusive right-turn lane.

Rationale: Restriping the eastbound approach to include an exclusive right-turn lane at the intersection of Paseo Ranchero and East H Street (**M-TR-15**) would fully mitigate this cumulative impact. However, this intersection is located within the City of Chula Vista and the County does not have the jurisdiction to permit or implement improvements. Therefore, for purposes of this analysis, mitigation is considered infeasible because the County cannot be assured of implementation and the impact would remain significant and unavoidable. It should be noted that this intersection is projected to operate at LOS E without the Proposed Project. Therefore, the Proposed Project would have a cumulative impact regardless of the number of units built, so no mitigation trigger can be provided.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-16 is within the jurisdiction of the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-22 **-** During Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, traffic associated with the Proposed Project would result in a significant project specific impact at the intersection of Mt. Miguel Road and East H Street.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of San Miguel Road and East H Street. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-22 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-16 is provided to reduce traffic impacts.

M-TR-16 – Intersection at Mt Miguel Road and East H Street (Project Specific Impact City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of

Chula Vista to restripe the westbound approach to the intersection of Mt. Miguel Road and East H Street to include an exclusive right-turn lane prior to issuance of a building permit for the 638th equivalent dwelling unit.

Rationale: Restriping the westbound approach to include an exclusive right-turn lane by the 638th equivalent dwelling unit (**M-TR-16**) would fully mitigate the impact at the intersection of Mt. Miguel Road and East H Street. However, this intersection is located within the City of Chula Vista and the County does not have the jurisdiction to permit or implement improvements. Therefore, for purposes of this analysis, mitigation is considered infeasible because the County cannot be assured of implementation and the impact would remain significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-22 is within the jurisdiction of the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-23 - During Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, traffic associated with the Proposed Project would result in a significant project specific impact at the intersection of Lane Avenue and East H Street.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of Lane and East H Street. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-23 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-17 is provided to reduce traffic impacts.

M-TR-17 – Intersection at Lane Avenue and East H Street (Project Specific Impact City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to adjust the median and restripe the westbound approach at the intersection of Lane Avenue and East H Street to include a second left-turn lane.

Rationale: Adjusting the median and restriping the westbound approach to include a second left-turn lane (M TR-17) would fully mitigate the impact at the intersection of Lane Avenue and East H Street. However, this intersection is located within the City of Chula Vista and the County does not have the jurisdiction to permit or implement improvements. Therefore, for purposes of

this analysis, mitigation is considered infeasible because the County cannot be assured of implementation and the impact would remain significant and unavoidable. It should be noted that this intersection is projected to operate at LOS E without the Proposed Project. Therefore, the Proposed Project would have a cumulative impact regardless of the number of units built, so no mitigation trigger can be provided.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-23 is within the jurisdiction of the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

Significant Effect: Impact TR-24 - During Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, traffic associated with the Proposed Project would result in a significant project specific impact at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road.

Finding: The below mitigation measure is proposed which would lessen the significant traffic impact at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road. However, changes or alterations which would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Therefore, Impact TR-24 would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of the Project outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-3 is provided to reduce traffic impacts. See discussion of Impact TR-10, above, for text of the **M-TR-3**.

Rationale: Signalization (**M-TR-3**) would fully mitigate the impact at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road, if implemented. However, this intersection is located within the City of Chula Vista and the County does not have the jurisdiction to permit or implement improvements. Therefore, for purposes of this analysis, mitigation is considered infeasible because the County cannot be assured of implementation and the impact would remain significant and unavoidable.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for Impact TR-24 is within the jurisdiction of the City of Chula Vista and the County does not have the jurisdiction to permit or implement any improvements. As such, the direct and

cumulative impacts to transportation and traffic would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Subchapter 2.9, Sections 2.9.1, 2.9.2, 2.9.3, 2.9.4, 2.9.5, 2.9.6, 2.9.7
- FEIR Chapter 7.0, Chapter 7.1.9 and 7.2.2
- FEIR Appendix 2.9-1, Transportation Impact Study

VI. FINDINGS REGARDING ALTERNATIVES

Section 15126.6(a) of the CEQA Guidelines requires the discussion of "a reasonable range of alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives."

Five alternatives, including the No Project Alternative, were analyzed in detail in the Final EIR, Section 4, Project Alternatives:

1. No Project Alternative
2. Low Density Alternative
3. Alternate Site Location Alternative
4. Otay Ranch GDP/SRP Four-Lane Proctor Valley Road ("Four-Lane PVR") Alternative
5. Land Exchange Alternative

These alternatives have been evaluated for their ability to (i) substantially lessen the significant impacts of the Project identified in the Final EIR, and (ii) substantially meet most of the basic objectives of the Proposed Project as described in the Final EIR in Section 1.1, Project Objectives, and above in Section IB. The County has determined that the alternatives listed above and evaluated in the Final EIR constitute a reasonable range of alternatives consistent with CEQA Guidelines section 15126.6. In addition, the Final EIR considered but dismissed additional alternatives, including an off-site alternative (Otay Ranch Village 15), and the Otay Ranch Program EIR (PEIR) alternatives.

Alternative 2 (Low Density Alternative) would reduce some environmental impacts but would not meet the underlying purpose of the Project or meet Project Objectives 1 - Meet Regional Housing Needs, 4 - Create a Village Core and 7 - Reduce Greenhouse Gas Emissions. Alternative 3 (Alternate Site Location Alternative) would reduce some environmental impacts, but would increase others compared to the Project and would not meet the underlying purpose of the Project or meet Project Objectives 1 - Meet Regional Housing Needs, 2 - Implement the Otay Ranch GDP/SRP and Policy I-109, 4 - Create a Village Core and 7 - Reduce Greenhouse Gas Emissions. Alternative 4 (Four-Lane PVR Alternative) would only reduce one environmental

impact, but would increase others compared to the Project and would not meet Project Objectives 6 - Implement Traffic Calming on Proctor Valley Road and 9 - Implement Jamul/Dulzura Mobility Element Roadway for Proctor Valley Road.

For the reasons set forth below, and light of the analysis in the Final EIR in Section 4, Project Alternatives, the environmentally superior alternative is Alternative 1, No Project Alternative. However, in accordance with CEQA, if the environmentally superior alternative is the No Project Alternative, the EIR must also identify an environmentally superior alternative among the other alternatives (Section 15126(e)(2)), which, here, would be Alternative 5, Land Exchange Alternative. Alternative 5 would implement all of the identified project objectives.

A. Proposed Project as Compared to the No Project Alternative (Alternative 1)

1. Description No Project Alternative

The No Project Alternative assumes that the Proposed Project would not be developed and the existing environmental conditions in the Project Area would remain in their current state. As such, the Project Area would continue to be undeveloped and served by the existing Proctor Valley Road. Note, however, that CEQA also recommends that the No Project Alternative analysis compare the Proposed Project to the development conditions that would be otherwise allowed by the current general plan, zoning code, and other applicable planning documents (CEQA Guidelines Section 15126.6(e)(3)(C)). In this case, the Proposed Project would not deviate materially from the land uses permitted by the existing Otay Ranch General Development Plan/Otay Subregional Plan, Volume II (Otay Ranch GDP/SRP) and County General Plan designations and zoning. Since the difference between the Proposed Project and the No Project alternative is immaterial when the latter assumes development pursuant to existing planning documents, the referenced CEQA Guideline has been met.

2. Finding

The No Project Alternative would not be consistent with the vision, goals, or policies set forth in the County's General Plan or Otay Ranch GDP/SRP; nor would the No Project Alternative meet the majority of the Proposed Project's objectives. Specifically, the alternative would not meet the Proposed Project's underlying purpose, which is to create a planned community and biological Preserve sufficient in size and scale to realize both the applicant's vision and County's land use planning goals for the Project Area as set forth in the Otay Ranch GDP/SRP. The No Project Alternative would not convey land to the Otay Ranch RMP POM, and, as a result, would not enhance habitat conservation, manage resources, restore habitat, or enforce open space restrictions. The No Project Alternative would not assist in meeting the regional housing needs identified in the County's General Plan, or implement the goals and visions of the Otay Ranch GDP/SRP. Overall, the No Project Alternative would not be consistent with the majority of the Proposed Project's objectives, or the vision, goals, or policies set forth in the County's

General Plan or Otay Ranch GDP/SRP. However, the No Project Alternative would avoid or reduce all significant impacts related to the Proposed Project.

The County rejects Alternative 1, the No Project Alternative, as undesirable and infeasible as it fails to satisfy the Project's underlying purpose and fails to meet the majority of the Project's objectives. Therefore, the No Project Alternative is rejected because specific economic, legal, social, technological and other considerations make the alternative infeasible.

3. Facts in Support of Finding

No development would occur and no changes to the existing condition of the Project Area would occur in the No Project Alternative. Slopes, rock formations, and landforms would remain in their existing conditions. No development or physical change would occur in the Project Area; therefore, no changes to the existing visual character of the Project Area would occur, and there would be no aesthetic impacts. Therefore, the No Project Alternative would avoid both the project-specific and cumulatively significant, unavoidable aesthetic impacts of the Proposed Project. The No Project Alternative would result in no impacts to agricultural resources. In addition, dry farming and grazing could be reestablished, to allow agricultural uses in the Project Area. Therefore, the No Project Alternative would avoid the Proposed Project's significant and unavoidable impacts to agricultural resources.

The No Project Alternative would generate no direct construction or operational air quality impacts (including VOCs, NO_x, or CO) since the Project Area would remain in its current state and no construction would occur. Overall, the No Project Alternative would result in no physical impacts to air quality, and, thus, would avoid the significant, unavoidable air quality impacts of the Proposed Project.

No new impacts to sensitive vegetation, special-status plant or wildlife species, wetlands/waters, or wildlife movement would occur within the Project Area in the No Project Alternative. However, no land would be conveyed to the Otay Ranch POM for perpetual management and monitoring either. By contrast, the Proposed Project would convey approximately 777 acres to the Otay Ranch POM, thereby adding substantial acreage to the Preserve. Without the 777 acres that the Proposed Project would convey, the Otay Ranch RMP Preserve would not meet its acreage conveyance goals. Also, the No Project Alternative would not result in conservation in perpetuity and management of Otay ranch RMP/MSCP Preserve within the Project Area. However, the No Project Alternative would also not create corresponding biological impacts requiring the mitigation to permanently conserve and manage Preserve land. Thus, this impact would be less than significant. Moreover, since the No Project Alternative would not result in any new impacts to biological resources, it would avoid the significant biological impacts of the Proposed Project.

Because no grading or site disturbance would occur within the Project Area in the No Project Alternative, known and unknown cultural resources would remain in their existing condition, and no disturbance of any subsurface material that could potentially support cultural resources would occur. Therefore, the No Project Alternative would avoid the significant cultural resource impacts of the Proposed Project.

Furthermore, because the Project Area would remain in its current state, the No Project Alternative would avoid potentially significant impacts related to exposure to rockfall hazards, landslides, or expansive soils.

There would be no construction or operational GHG emissions associated with the No Project Alternative, since the Project Area would remain in its current state. Use of construction equipment for grading, architectural coatings, and other producers of construction-related GHG emissions would not occur in the No Project Alternative, and the No Project Alternative would not result in GHG-generating land uses or vehicle trips. Therefore, the No Project Alternative would avoid the potentially significant impacts to GHG emissions of the Proposed Project.

No construction or development would occur in the No Project Alternative. Use of construction equipment and other noise-generating construction activities would not occur. In addition, the No Project Alternative would not result in operational noise from vehicle trips. Compared to the Proposed Project, noise impacts would be avoided by the No Project Alternative. Impacts would be less than significant.

The No Project Alternative would have no direct impacts on transportation or traffic since the Project Area would remain in its existing condition, with Proctor Valley Road unimproved in its current alignment. There would be no vehicle trips generated by the No Project Alternative. Impacts to transportation and traffic would be reduced or avoided compared to the Proposed Project.

Paleontological resources would remain in their existing condition because no grading or site disturbance would occur within the Project Area. No disturbance of any subsurface material that could potentially support paleontological resources would occur. Therefore, the No Project Alternative would reduce or avoid impacts to paleontological resources compared to the Proposed Project.

Known and unknown tribal cultural resources would remain in their existing condition. Therefore, the No Project Alternative would have reduced impacts to tribal cultural resources compared to the Proposed Project if the Preserve Trails Option is selected. If the Preserve Trails Option is not selected as part of the Proposed Project, impacts to tribal cultural resources would be similar between the Proposed Project and the No Project Alternative, because no such resources were identified and would be impacted within the Project Area.

Furthermore, because no development would occur, there would not be an increase in population in the Project Area that could be subjected to hazardous substances or wildfire hazards in the No Project Alternative. Therefore, the No Project Alternative would have reduced impacts to hazards and hazardous materials compared to the Proposed Project.

The No Project Alternative would not result in any direct impacts related to hydrology or water quality, since no construction would occur and there would be no increase in runoff from the Project Area. No construction or development activities would take place that could generate potential pollutants; therefore, the No Project Alternative would have reduced impacts related to water quality and hydrology compared to the Proposed Project.

The No Project Alternative would not implement either the County's General Plan or the Otay Ranch GDP/SRP with the development envisioned for the Project Area. The No Project Alternative would also not generate funding for existing and planned infrastructure and services through payment of development impact fees because no new development would be generated. Leaving the Project Area and other sites in the County that are planned for development in an undeveloped state could have the cumulative effect of more development occurring in neighboring counties, resulting in conflicts with state planning directives (e.g., Senate Bill (SB) 743) and regional planning efforts relying, in part, on new development to fund the regional arterial system and other negative effects associated with a growing jobs/housing imbalance. Therefore, the No Project Alternative could have greater land use and planning impacts compared to the Proposed Project. Note, however, that even in the No Project Alternative, the Project Area would retain its existing land use and zoning designations, which would allow the land to be developed in the future. Impacts would be less than significant.

Because the No Project Alternative would not result in any construction or development, the No Project Alternative would not result in any impacts to mineral resources. Impacts to mineral resources would be reduced compared to the Proposed Project. No impacts related to population growth would occur in the No Project Alternative because no residential or economic growth would occur and no infrastructure would be developed; however, the lack of housing concurrent with needs as shown in SANDAG forecasts (Regional Housing Needs Assessment) would result in a potentially significant impact. As a result, the No Project Alternative could conflict with the County's General Plan and Otay Ranch GDP/SRP housing and population policies that encourage growth of residential land uses consistent with applicable regional planning efforts. Therefore, impacts as a result of the No Project Alternative would be more than the Proposed Project.

As mentioned above, however, in the No Project Alternative, the Project Area would retain its existing land use and zoning designations, which would allow the land to be developed in the future. Impacts would be less than significant. The No Project Alternative does not propose any residential or commercial development, and no new

parks or recreational facilities would be provided by the No Project Alternative. Therefore, it would not generate any demand for public services or need for additional public service infrastructure and no new or increased demand for parks and recreational facilities would occur. Therefore, the No Project Alternative would result in fewer impacts to public services and recreation facilities compared to the Proposed Project.

No residential or commercial development that would generate a need for new utilities and service systems would occur in the No Project Alternative, and no new impacts related to the extension or provision of additional utilities and service systems would occur. Therefore, the No Project Alternative would result in reduced impacts to utilities compared to the Proposed Project. No construction or development would occur in the No Project Alternative; therefore, there would be no increase in the demand for energy. Because the Project Area would remain in its existing condition, the No Project Alternative would result in less energy demand, and impacts would be less than for the Proposed Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that the No Project Alternative is feasible, but would not meet any of the Project's objectives. Without limitation, please refer to the following documents:

- FEIR Subchapter 4.4, Sections 4.4.1., 4.4.2, 4.4.3, 4.4.4, 4.4.5

B. Proposed Project as Compared to the Low Density Alternative (Alternative 2)

1. Description of Alternative

The Low Density Alternative would have a similar development area as the Proposed Project, except Planning Area 19 would not be developed and instead would be designated as Conserved Open Space. The Low Density Alternative, would develop 257 single-family residential units, with a build-out population of approximately 925 residents. There would be no school site due to the minimal number of students generated by 257 units, and there would be no fire station or Sheriff's storefront site because lot sizes would be a minimum of 1 acre. Proctor Valley Road would be two lanes from the City of Chula Vista to the property line in Planning Area 19 for secondary access, similar to the Proposed Project.

2. Finding

The Low Density Alternative would meet some of the identified Proposed Project objectives, but would impede attainment of others. Specifically, the Low Density Alternative would assist in meeting the regional housing needs identified in the County's General Plan, but not to the same extent as the Proposed Project, since it would result in 77% fewer dwelling units (Objective 1 - Meet Regional Housing Needs). Further, the Low Density Alternative would partially comply with the Otay Ranch GDP/SRP; however, because it would not provide a Village Core, it would not fully implement the goals and

visions of the Otay Ranch GDP/SRP for Village 14, or combine land uses to further reduce GHG emissions (Objectives 4 Create a Village Core, 7 - Reduce Greenhouse Gas Emissions). The Low Density Alternative would achieve Objective 3 - Implement the Vision of a Transitional Area by providing large lots between Jamul and Otay Ranch, and Objective 6 - Implement Traffic Calming on Proctor Valley Road by minimizing the width of Proctor Valley Road. It would also implement Objective 5 - Buffer Jamul with a Rural Estate Area by creating a buffer of low density lots adjacent to the community of Jamul.

3. Facts in Support of Finding

The Low Density Alternative would not meet the Proposed Project's underlying purpose of creating a planned community and biological Preserve sufficient in size and scale to realize both the applicant's vision and the vision of the existing entitlements for the Project Area as set forth in the Otay Ranch GDP/SRP because it would be inconsistent with the types and intensities of uses established in the Otay Ranch GDP/SRP (Objective 2 - Implement the Otay Ranch GDP/SRP and Policy I-109). The Low Density Alternative would convey land to the Otay Ranch RMP POM, and thereby would enhance habitat conservation, manage resources, restore habitat, and enforce open space restrictions. Thus, the Low Density Alternative would not comply with the majority of the Proposed Project's objectives, or the vision, goals, or policies set forth in the County's General Plan or Otay Ranch GDP/SRP.

The Low Density Alternative is feasible; however, it would not provide for the most efficient use of the Project Area, or provide a level of private development adequate to ensure sufficient funding for public facilities and services required to serve the community's needs (Objective 8 – Provide Fiscally Responsible and Timely Public Facilities and Services). The Low Density Alternative would not provide the same benefits as the Proposed Project because it would not include an elementary school site or public safety site, nor would it pay a similar amount in applicable fees for public services and facilities. In addition, the decreased density of the Low Density Alternative would not allow for any commercially designated land or a Village Core that could establish and promote a viable community.

Compared to the Proposed Project, the Low Density Alternative would not reduce significant impacts associated with agricultural resources, biological resources, cultural resources, paleontological resources, or tribal cultural resources. The Low Density Alternative would, however, reduce some of the significant impacts related to construction and operational use of the Project Area. Specifically, compared to the Proposed Project, the Low Density Alternative would avoid, reduce, or substantially lessen significant impacts in the following areas: Aesthetics, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Transportation and Traffic, and Noise.

The County rejects Alternative 2, the Low Density Alternative, because it would not

provide for the most efficient use of the Project Area. Nor would it provide a level of private development adequate to ensure sufficient funding for public facilities and services required to serve the community's needs (Objective 8 – Provide Fiscally Responsible and Timely Public Facilities and Services). The Low Density Alternative would not provide the same benefits as the Proposed Project because it would not include an elementary school site or public safety site, nor would it pay a similar amount in applicable fees for public services and facilities. In addition, the decreased density of the Low Density Alternative would not allow for any commercially designated land or a Village Core that could establish and promote a viable community (Objective 4 - Create a Village Core). Further, while the Low Density Alternative meets some of the Project objectives, it would impede the attainment of other objectives. The Low Density Alternative would not meet the Proposed Project's underlying purpose of creating a planned community and biological Preserve sufficient in size and scale because it would be inconsistent with the types and intensities of uses established in the Otay Ranch GDP/SRP, as discussed above. While the Low Density Alternative would reduce some environmental impacts, it would not meet the Project objectives to the same degree as the Project. Specifically, the Low Density Alternative would assist in meeting the regional housing needs identified in the County's General Plan, but not to the same extent as the Proposed Project, since it would result in 77% fewer dwelling units (Objective 1- Meet Regional Housing Needs). Further, the Low Density Alternative would partially comply with the Otay Ranch GDP/SRP; however, because it would not provide a Village Core, it would not fully implement the goals and visions of the Otay Ranch GDP/SRP for Village 14, or combine land uses to further reduce GHG emissions (Objectives 4- Create a Village Core, 7 – Reduce Greenhouse Gas Emissions). Therefore, the Low Density Alternative is rejected because specific economic, legal, social, technological, or other considerations make the alternative infeasible. Facts in Support of Finding

The Low Density Alternative, would convert the Project Area from rural open space to semi-rural land uses. The Low Density Alternative would have the same Otay Ranch RMP/MSCP Preserve, and result in approximately 16.6 acres of additional Conserved Open Space in Planning Area 19 compared to the Proposed Project. A similar amount of Otay Ranch RMP Preserve would be conveyed compared to the Proposed Project due to the similar development footprints. 257 units would be developed compared to the 1,119 proposed by the Proposed Project. There would be no Village Core or commercially designated land uses. Although the existing character of the Project Area would be changed by the Low Density Alternative, there would be less residential development compared to the Proposed Project. Accordingly, the Low Density Alternative would reduce the significant, unavoidable aesthetic impacts of the Proposed Project; however, impacts would remain significant and unavoidable.

The Low Density Alternative would have the same development footprint as the

Proposed Project, with the exception of development in Planning Area 19, which would remain undeveloped in the Low Density Alternative. Therefore, less development would occur in the Low Density Alternative, and impacts on grazing land would be reduced by approximately 16.6 acres compared to the Proposed Project. Even with this reduction, however, the Low Density Alternative would still result in similar significant, unavoidable impacts to agricultural resources.

The Low Density Alternative would have similar VOC, NOx, and CO, threshold exceedances to the Proposed Project for construction because similar construction activities would occur under the Low Density Alternative. Development would still occur in the Low Density Alternative, but because this alternative would construct 862 fewer homes than the Proposed Project, operational emissions, including emissions of VOCs and PM_{10}, would be reduced compared to the Proposed Project. For this reason, the Low Density Alternative would have reduced air quality impacts compared to the Proposed Project; however, air quality impacts are expected to remain significant and unavoidable.

Under the Low Density Alternative, similar impacts to biological resources would occur. Although fewer dwelling units would be developed, the disturbance associated with the Low Density Alternative residential uses would remain the same (with the exception of Planning Area 19), because lot sizes would be larger and the development footprint would be substantially the same as the Proposed Project. The Low Density Alternative would result in the same potentially significant but mitigable impacts related to special-status plants and wildlife species, riparian habitat and other sensitive natural communities, federally protected wetlands, and consistency with the MSCP County Subarea Plan and Otay Ranch RMP as the Proposed Project. Impacts to biological resources would be similar compared to the Proposed Project, and similar mitigation measures would be required. The Low Density Alternative would avoid impacts to biological resources within Planning Area 19; however, impacts within most of the Project Area would not be substantially reduced or avoided compared to the Proposed Project. Impacts would be less than significant with mitigation.

Development would still occur and the potential to uncover cultural resources still exists in the Low Density Alternative. Although fewer units would be developed, the footprint of disturbance to construct the residential uses would remain the same (with the exception of Planning Area 19), because lot sizes would be larger under the Low Density Alternative. Therefore, impacts to cultural resources would be similar to the Proposed Project, and similar mitigation measures would be required. Consequently, the Low Density Alternative would not substantially avoid or reduce impacts to cultural resources within the Project Area, except for Planning Area 19, which would remain undisturbed as open space. Impacts would be less than significant with mitigation.

Development under the Low Density Alternative would have similar impacts and

mitigation measures related to geology and soils. Similar to the Proposed Project, the Low Density Alternative would be consistent with County General Plan and Otay Ranch GDP/SRP geotechnical policies. However, the Low Density Alternative would reduce the amount of dwelling units and people exposed to geologic hazards compared to the Proposed Project. Therefore, the Low Density Alternative would result in reduced impacts compared to the Proposed Project. The Low Density Alternative would avoid impacts within Planning Area 19, which would remain undeveloped. Impacts would be less than significant with mitigation.

Development would occur under the Low Density Alternative, which would result in construction emissions; however, since 862 fewer homes would be constructed under the Low Density Alternative, fewer emissions would occur during construction. Both the Proposed Project and the Low Density Alternative would have emissions associated with daily vehicle trips; however, the Low Density Alternative would generate fewer daily vehicle trips than the Proposed Project due to the 77% reduction in dwelling units. In addition, compared to the Proposed Project, the Low Density Alternative would generate less demand for electricity and natural gas, and water and wastewater conveyance.

Further, the Low Density Alternative would not have the potential to conflict with applicable plans or regulations adopted for the purpose of reducing the emissions of GHGs. Overall, the Low Density Alternative would reduce GHG impacts compared to the Proposed Project. Impacts would be less than significant with mitigation. Construction would still occur under the Low Density Alternative, but the duration of construction noise would be shorter due to the reduced number of dwelling units. In addition, the Low Density Alternative would reduce impacts related to the permanent increase in ambient noise levels compared to the Proposed Project due to the 76% reduction in vehicle trips that would be generated under the Low Density Alternative. Overall, noise impacts would be reduced compared to the Proposed Project.

As shown in Table 4-2, Estimated Average Daily Trips for Proposed Project vs. Low Density Alternative, the Proposed Project would generate 12,767 ADT. By comparison, the Low Density Alternative would generate approximately 3,096 ADT. This represents a 76% reduction in ADT compared to the Proposed Project. Therefore, the Low Density Alternative would result in fewer traffic- and transportation-related impacts compared to the Proposed Project. The construction of fewer homes would result in fewer vehicle trips being added to the surrounding roadway network and, thus, would result in reduced impacts compared to the Proposed Project. Therefore, impacts would be reduced under the Low Density Alternative due to the 76% reduction in ADT.

Under the Low Density Alternative, development would still occur and the potential to uncover paleontological resources would still exist. Although fewer units would be developed, the footprint of disturbance would remain the same (with the exception of

Planning Area 19) because lot sizes would be larger under the Low Density Alternative. Therefore, impacts to paleontological resources would be similar to the Proposed Project, and similar mitigation measures would be required. Consequently, the Low Density Alternative would not avoid or reduce impacts to paleontological resources within the Project Area, except for Planning Area 19, which would remain undisturbed as Conserved Open Space.

Impacts would be less than significant with mitigation measure **M-PR-1**. Although fewer units would be developed, the footprint of disturbance would remain the same as the Proposed Project (with the exception of Planning Area 19), because lot sizes would be larger under the Low Density Alternative. Therefore, impacts to tribal cultural resources would be similar to the Proposed Project, with the exception of Planning Area 19, and similar mitigation measures would be required. The Low Density Alternative would avoid disturbance within Planning Area 19; however, impacts within most of the Project Area would be similar compared to the Proposed Project. Impacts as a result of the Preserve Trails Option would be less than significant with mitigation measure **M-TRC-1**. Construction would occur under the Low Density Alternative, but the number of dwelling units and people exposed to potential hazards or hazardous materials would be reduced compared to the Proposed Project.

The Low Density Alternative would not include a fire station; however, because lot sizes would be a minimum of 1 acre under the Low Density Alternative, the applicable travel time threshold would be 10 minutes. This travel time could be achieved from existing fire stations. Thus, although travel times would be greater under the Low Density Alternative due to the lot sizes, travel times would be consistent with the County General Plan, similar to the Proposed Project. The Low Density Alternative would result in less-than-significant impacts, similar to the Proposed Project. Development under the Low Density Alternative would have similar impacts related to hydrology and water quality compared to the Proposed Project. The Low Density Alternative would be required to comply with all regulations associated with protecting water quality during construction and operation, and similar impacts to groundwater and flooding would occur. No disturbance would occur in Planning Area 19. The Low Density Alternative would also be consistent with County General Plan and Otay Ranch GDP/SRP policies related to hydrology and water quality. The Low Density Alternative would avoid disturbance within Planning Area 19. Impacts under the Low Density Alternative would be less than significant, similar to the Proposed Project.

The Low Density Alternative would not implement the Otay Ranch GDP/SRP as envisioned for the Project Area. The Low Density Alternative would yield substantially fewer residential units than the amount allowed under the County's General Plan and the Otay Ranch GDP/SRP. The Low Density Alternative would not provide a Village Core, which is inconsistent with Otay Ranch GDP/SRP policies for Village 14. The Low

Density Alternative would also generate less funding for existing and planned infrastructure and services through payment of development impact fees. If the Project Area and other sites in the County planned for development are underdeveloped, there could be a cumulative effect of more development occurring in neighboring counties, resulting conflicts with state planning directives (e.g., SB 743) and regional planning efforts relying, in part, on new development to fund the regional arterial system, and other negative effects associated with a growing jobs/housing imbalance. Therefore, the Low Density Alternative would have greater land use and planning impacts compared to the Proposed Project. Impacts to land use and planning would not be reduced or avoided. Under the Low Density Alternative, similar impacts to mineral resources would occur. Although fewer dwelling units would be developed, the developed area would remain the same (with the exception of Planning Area 19) compared to the Proposed Project, because lot sizes would be larger under the Low Density Alternative. Therefore, impacts to mineral resources would not be reduced or avoided as a result of the Low Density Alternative. Impacts would be less than significant, similar to the Proposed Project.

The Low Density Alterative would have a build-out population of 925 residents, compared to 4,028 residents under the Proposed Project. This represents a 77% decrease in dwelling units and a 77% decrease in population compared to the Proposed Project. Although there would be fewer homes and residents under the Low Density Alternative, the lack of housing concurrent with needs as shown in SANDAG forecasts (Regional Housing Needs Assessment) would result in a potentially significant impact. There would also not be any commercially designated land or a Village Core under the Low Density Alternative. As a result, the Low Density Alternative would conflict with the County's General Plan and Otay Ranch GDP/SRP housing and population policies that encourage growth of residential, commercial, and industrial land uses. Therefore, the Low Density Alternative would result in increased impacts compared to the Proposed Project. Impacts related to population and housing would not be reduced or avoided compared to the Proposed Project.

Under the Low Density Alternative, there would be no school site due to the minimal number of students generated. In addition, the Low Density Alternative would not generate a sufficient need for an on-site public safety facility; therefore, none is proposed. Demand for law enforcement would be reduced since there would be fewer residents and, therefore, fewer calls for law enforcement services. No on-site Sheriff's storefront facility would be part of the Low Density Alternative. No fire station site is proposed because the future residences under the Low Density Alternative could be served within the 10-minute travel time from existing stations, which is the County's requirement for lot sizes that are a minimum of 1 acre. However, the fire station site that is included as part of the Proposed Project would provide a public benefit to the community as a whole, not just the Project Area. In addition, the Low Density Alternative would generate less funding

for existing and planned infrastructure and services through payment of development impact fees. Therefore, impacts to public services under the Low Density Alternative could be potentially greater than the Proposed Project. Nevertheless, the Low Density Alternative's impacts to public services would be less than significant. Based on the number of dwelling units under the Low Density Alternative (257 units), the County's PLDO requirement (390.73 square feet per unit) would be 2.3 acres. As previously stated, the Low Density Alternative would include 2.3 acres of parkland. Therefore, the Low Density Alternative would meet the County's PLDO requirements, and impacts would be less than significant. The Low Density Alternative would result in reduced physical impacts from park development due to the decreased acreage of new parkland. Impacts related to recreation would be reduced under the Low Density Alternative. Impacts would be less than significant, similar to the Proposed Project.

Under the Low Density Alternative, similar impacts to storm drainage facilities would occur, because the Low Density Alternative would be required to have storm drainage facilities that would be able to accommodate the proposed peak-flow increases. The Low Density Alternative would have a total average water demand of approximately 184,270 gallons per day, compared to the Proposed Project's total average water demand of 797,970 gallons per day. Since implementation of the Low Density Alternative would result in less development and lower population, there would be less demand on water supply, wastewater, and solid waste compared to the Proposed Project. However, similar facilities within the Project Area would be required to provide these services (with the exception of Planning Area 19); thus, impacts associated with the construction of these facilities would be similar to the Proposed Project.

In short, neither the Proposed Project nor the Low Density Alternative would result in significant impacts to utilities and service systems, although the Low Density Alternative would result in reduced demand by comparison. Similar to the Proposed Project, the Low Density Alternative would not result in the wasteful or inefficient use of electricity, or conflict with an applicable plan, policy, or regulation related to energy. Since less development would occur under the Low Density Alternative, there would be less demand for energy. The Low Density Alternative would have similar, less-than-significant impacts to energy compared to the Proposed Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that the Low Density Alternate is feasible, however, it would not provide for the most efficient use of the Project Area, or provide a level of private development adequate to ensure sufficient funding for public facilities and services required to serve the community's needs. Without limitation, please refer to the following documents:

- FEIR Subchapter 4.5, Sections 4.5.1, 4.5.2, 4.5.3, 4.5.4, 4.5.5

C. Proposed Project Compared to the Alternate Site Location Alternative (Alternative 3)

1. Description of Alternative

The Alternate Site Location Alternative would encompass 273.4 acres owned by the Preserve Owner/Manager (POM), and 188 acres of South Village 14 owned by the applicant. The Alternate Site Location Alternative would have 468 units, of which 358 would be single-family and 110 would be multi-family. The total development area would be approximately 171.1 acres. There would be no school site due to the minimal number of students generated. There would be no fire station or Sheriff's storefront site because lot sizes would be less than 1 acre. Proctor Valley Road would be two lanes from the City of Chula Vista to the property line in Planning Area 19 for secondary access, similar to the Proposed Project.

2. Finding

The Alternate Site Location Alternative would meet some Proposed Project objectives, but would leave other key objectives unsatisfied. For example, this alternative would assist in meeting the regional housing needs identified in the County's General Plan (Objective 1 - Meet Regional Housing Needs), but not to the same degree as the Proposed Project because it would provide 651 fewer dwelling units. In addition, the Alternate Site Location Alternative would not fully implement the goals and visions of the Otay Ranch GDP/SRP because it would not have a Village Core, nor would it combine land uses to help reduce GHG emissions (Objectives 2- Implement the Otay Ranch GDP/SRP and Policy I-109, 4 - Create a Village Core, 7 - Reduce Greenhouse Gas Emissions). The Alternate Site Location Alternative would achieve Objective 3 - Implement the Vision of a Transitional Area by serving as a transitional area between Jamul and Otay Ranch, and it would achieve Objectives 6 - Implement Traffic Calming on Proctor Valley Road and 9 - Implement Jamul/Dulzura Mobility Element Roadway for Proctor Valley Road, which are intended to minimize the width of Proctor Valley Road to a two-lane Light Collector. It would also satisfy Objective 5 - Buffer Jamul with a Rural Estate Area by creating a buffer of vacant land adjacent to the community of Jamul.

Fundamentally, however, the Alternate Site Location Alternative would not meet the Proposed Project's underlying purpose of implementing a planned community and biological Preserve sufficient in size and scale to realize both the applicant's vision and the County's vision as set forth in the Otay Ranch GDP/SRP, since it would be inconsistent with the uses established in the Otay Ranch GDP/SRP and the Otay Ranch RMP (Objective 2 - Implement the Otay Ranch GDP/SRP and Policy I-109. The decreased density of the Alternate Site Location Alternative would not allow for any commercially designated land or a Village Core that would help establish and promote a viable community (Objective 4 - Create a Village Core. Moreover, the amount of land conveyed to the RMP Preserve would be reduced substantially. In short, the Alternative Site

Location Alternative would meet most of the Proposed Project objectives, but would impede other fundamental goals of the Proposed Project and deviate from certain land planning priorities of the County.

Compared to the Proposed Project, the Alternate Site Location Alternative would not reduce significant impacts associated with agriculture and forestry resources or biological resources. The Alternate Site Location Alternative would, however, reduce some of the significant impacts related to construction and operational use of the Project Area. Specifically, when compared to the Proposed Project, the Alternate Site Location Alternative would avoid, reduce, or substantially lessen significant impacts in the following areas: Aesthetics, Agricultural Resources, Air Quality, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Noise, Transportation and Traffic, Paleontological Resources, and Tribal Cultural Resources.

The Alternate Site Location Alternative is not feasible, largely because the applicant neither owns nor controls the land in question and has no reasonable means of acquiring it (see CEQA Guidelines, Section 15126.6(f)(1)). Even if the current owners of the land were willing to sell it to the applicant, which is questionable since the property was already conveyed to the Otay Ranch RMP Preserve and is under the jurisdiction of the Otay Ranch POM, any such transfer would require that replacement land be contributed to the Otay Ranch RMP Preserve. That process would be subject to the approval of the Otay Ranch POM and possibly the property owners who used the Otay Ranch RMP Preserve land to satisfy their RMP Preserve Conveyance obligation. The replacement land might also require acquisition from third-party property owners. Moreover, this alternative would require a County General Plan Amendment, an Otay Ranch GDP/SRP Amendment, an Otay Ranch RMP Amendment, an MSCP County of San Diego Subarea Plan Boundary Adjustment, and a City of San Diego MSCP Boundary Adjustment for impacts to Cornerstone Lands. It is unlikely that all such amendments could be obtained in a reasonable timeframe, especially since the Alternate Site Location Alternative would effectively require that higher-quality habitat currently in Otay Ranch RMP Preserve be re-designated for development and that lower-quality habitat be moved out of development and into Otay Ranch RMP Preserve.

In addition, the Alternate Site Location Alternative would not provide for efficient use of the Project Area or provide a level of private development adequate to ensure the economically feasible provision of public facilities and services required to serve the community's needs (Objective 8 - Provide Fiscally Responsible and Timely Public Facilities and Services). Specifically, although required due to the size of lots within the Alternate Site Location Alternative, a fire station and potential Sherriff's storefront would be supported by payment of fire mitigation fees and property taxes from only 468 units, which would not financially support it. The total number of daily calls would be approximately 0.3 calls per day, which is less than a typical fire station that can respond

to approximately 8 calls per day. Similarly, improving Proctor Valley Road and extending sewer, water, and storm drain facilities for only 468 units would result in greater development costs per unit, which would require higher prices to be economically viable and may result in unmarketable homes.

The County rejects Alternative 3, the Alternative Site Location Alternative, as infeasible because, while it would meet most of the Project objectives, a portion of this Alternative is under the jurisdiction of the Otay Ranch POM, and any such transfer would require that replacement land be contributed to the Otay Ranch RMP Preserve. That process would be subject to the approval of the Otay Ranch POM and possibly the property owners who used the Otay Ranch RMP Preserve land to satisfy their RMP Preserve Conveyance obligation. Moreover, this alternative would require a County General Plan Amendment, an Otay Ranch GDP/SRP Amendment, an Otay Ranch RMP Amendment, an MSCP County of San Diego Subarea Plan Boundary Adjustment, and potentially a City of San Diego MSCP Boundary Adjustment for impacts to Cornerstone Lands. It is unlikely that all such amendments could be obtained in a reasonable timeframe, especially since the Alternate Site Location Alternative would effectively require that higher-quality habitat currently in Otay Ranch RMP Preserve be re-designated for development and that lower-quality habitat be moved out of development and into Otay Ranch RMP Preserve. The Alternate Site Location Alternative would not meet the Proposed Project's underlying purpose of creating a planned community and biological Preserve sufficient in size and scale because it would be inconsistent with the types and intensities of uses established in the Otay Ranch GDP/SRP, as discussed above. While the Alternative Site Location Alternative would reduce some environmental impacts, it would not meet the Project objectives to the same degree as the Project. Specifically, this alternative would assist in meeting the regional housing needs identified in the County's General Plan (Objective 1 - Meet Regional Housing Needs), but not to the same degree as the Proposed Project because it would provide 651 fewer dwelling units. Further, the Alternate Site Location Alternative would not fully implement the goals and visions of the Otay Ranch GDP/SRP because it would not have a Village Core, nor would it combine land uses to help reduce GHG emissions (Objectives 2 - Implement the Otay Ranch GDP/SRP and Policy I-109, 4 - Create a Village Core, 7 - Reduce Greenhouse Gas Emissions). Therefore, the Alternative Site Location Alternative is rejected because specific economic, legal, social, technological, or other considerations make the alternative infeasible.

3. Facts in Support of Finding

Under the Alternate Site Location Alternative, 468 dwelling units would be developed compared to the 1,119 under the Proposed Project. The southern portion of the Project Area would be converted from Otay Ranch RMP/MSCP Preserve to semi-rural land uses. There would be no Village Core or commercially designated land uses. Although the existing character of the southern portion of the Project Area would be changed under the

Alternate Site Location Alternative, there would be less development than the Proposed Project. Development would be clustered in one location and would not be spread out over the entire Project Area. However, the POM-owned Otay Ranch RMP Preserve lands on which the Alternate Site Location Alternative would be partially located are at a higher elevation and closer to existing residential development in eastern Chula Vista compared to the Proposed Project, which proposes more development within lower elevations in Proctor Valley. For this reason, the Alternate Site Location Alternative has the potential to cause significant visual/aesthetic impacts. In addition, Proctor Valley Road would be improved similar to the Proposed Project, resulting in similar impacts due to the roadway. Overall, the Alternate Site Location Alternative would have reduced aesthetic impacts compared to the Proposed Project; however, impacts to aesthetics and visual resources would not be reduced to a level of less than significant or be avoided due to the conversion of undeveloped land into development. Impacts to aesthetics would remain significant and unavoidable, similar to the Proposed Project.

The Alternate Site Location Alternative would involve approximately 450.1 acres. Approximately 171 acres would be developed, compared to the Development Footprint of approximately 787 acres under the Proposed Project. Therefore, since the development area of the Alternate Site Location Alternative would be less than that of the Proposed Project, the Alternate Site Location Alternative would have fewer impacts on agricultural resources than the Proposed Project. Nevertheless, the Alternate Site Location Alternative would still not reduce impacts to less than significant.

The Alternate Site Location Alternative would have similar VOC, NOx, and CO threshold exceedances as the Proposed Project for construction because similar construction activities would occur under the Alternate Site Location Alternative. The Alternate Site Location Alternative would construct 58% fewer homes on a smaller development footprint, resulting in reduced operational emissions (e.g., vehicle-related emissions) compared to the Proposed Project. Both the Proposed Project and the Alternate Site Location Alternative would have emissions associated with daily vehicle trips; however, the Alternate Site Location Alternative would generate fewer daily vehicle trips than the Proposed Project due to decreased dwelling units. Overall, the Alternate Site Location Alternative would have reduced air quality impacts compared to the Proposed Project, but construction-related air quality impacts would remain significant and unavoidable.

Under the Alternate Site Location Alternative, development would occur within the 171-acre development area, and the potential to impact biological resources would still exist. However, the development area of the Alternate Site Location Alternative would be reduced by approximately 600 acres compared to the Proposed Project. The Alternate Site Location Alternative would result in quantitatively fewer potentially significant impacts related to special-status plants and wildlife species, riparian habitat and other sensitive natural communities, federally protected wetlands, and wildlife corridors compared to the Proposed

Project due to its reduced development area. The Alternate Site Location Alternative would develop portions of property that have already been conveyed to the Otay Ranch POM by other property owners to satisfy the Preserve Conveyance Obligation requirements for impacts from their development of Otay Ranch Village 2 in the City of Chula Vista. As a result, the Alternate Site Location Alternative would require identification of replacement Otay Ranch RMP/MSCP Preserve land, subject to the approval of the Otay Ranch POM. This may also require the approval of the property owners for whom the property was originally used to satisfy the Otay Ranch RMP Preserve Conveyance Obligation, and acquisition of replacement Preserve land from third-party property owners. Because the area currently within POM ownership was identified as Otay Ranch RMP Preserve by the Otay Ranch GDP/SRP and Otay Ranch RMP, it is considered as having higher biological value than areas identified as "developable" by the Otay Ranch GDP/SRP and Otay Ranch RMP. Accordingly, impacts to Otay Ranch RMP Preserve land are considered qualitatively more significant than impacts to non-Otay Ranch RMP Preserve land within Otay Ranch, such as those anticipated under the Proposed Project. Thus, although the development area under the Alternate Site Location Alternative would be reduced compared to the Proposed Project, and, therefore, would result in fewer direct and indirect impacts on a quantitative level, impacts to approximately 34 acres of POM-owned, Otay Ranch RMP Preserve land would be considered more significant from a qualitative perspective.

Further, because the Alternate Site Location Alternative would develop areas previously identified as Otay Ranch RMP Preserve by the Otay Ranch GDP/SRP, Otay Ranch RMP, and MSCP County of San Diego Subarea Plan, the Alternate Site Location Alternative would require an MSCP County Subarea Plan Boundary Adjustment, an Otay Ranch RMP Amendment, and amendments to the County of San Diego General Plan and Otay Ranch GDP/SRP to allow for the development of areas previously required and dedicated for mitigation to biological resources impacts. In addition, the Alternative Site Location Alternative would be required to identify replacement mitigation land to off-set impacts to Otay Ranch RMP Preserve land previously conveyed for development impacts in Otay Ranch. Therefore, the Alternate Site Location Alternative could cause inconsistencies with applicable habitat management and conservation plans, notably the Otay Ranch RMP and the MSCP County of San Diego Subarea Plan. This is a potentially significant impact that would not occur under the Proposed Project.

In addition, compared to the Proposed Project, the Alternate Site Location Alternative would reduce the amount of Otay Ranch RMP Preserve Land conveyed to the Otay Ranch RMP Preserve because the Alternate Site Location Alternative would result in less development and, thus, a reduced Conveyance Obligation of approximately 192.1 acres compared to approximately 776.8 acres for the Proposed Project. It would also develop fewer units to participate in the Otay Ranch RMP Preserve Community Facilities District, which would reduce the amount of money available for Otay Ranch RMP Preserve

management and maintenance. Finally, an access road off site from Proctor Valley Road, across City of San Diego MSCP "Cornerstone Lands, would be required for secondary fire access. Impacts to City of San Diego MSCP "Cornerstone Lands would be significant and would require mitigation, similar to Impact I-BI-15. The Alternate Site Location Alternative would result in qualitatively greater impacts to biological resources due to direct and indirect impacts to areas identified as Otay Ranch RMP Preserve, MSCP County of San Diego Subarea Plan Preserve, and City of San Diego MSCP Cornerstone Land Preserve. Further, the Alternate Site Location Alternative would impact steep slope areas, and would be located nearer known observations of Quino checkerspot butterfly.

The development area of the Alternate Site Location Alternative would be reduced compared to the Proposed Project; however, it is unknown if the potential to impact known or unknown cultural resources is greater because the adjacent area owned by the Otay Ranch POM, which is dedicated Otay Ranch RMP Preserve land, has not been evaluated for cultural resources. Therefore, impacts could be greater under the Alternate Site Location Alternative compared to the Proposed Project. Under the County CEQA Guidelines, all sites are considered significant. Accordingly, the same mitigation measures would apply to the Alternate Site Location Alternative as the Proposed Project, and impacts to cultural resources would be reduced to less than significant with mitigation, similar to the Proposed Project.

Although the development area under the Alternate Site Location Alternative would be reduced compared to the Proposed Project, the development would still have potentially significant impacts associated with rockfall hazards, landslides, and expansive soils, and, thus, would require implementation of **M-GE-1**. Nevertheless, the Alternate Site Location Alternative would reduce the number of dwelling units and people exposed to geologic hazards compared to the Proposed Project. The Alternate Site Location Alternative would also reduce the development area and the potential to experience geological hazards. Therefore, the Alternate Site Location Alternative would result in reduced impacts to geology and soils compared to the Proposed Project.

Development would occur under the Alternate Site Location Alternative, which would result in construction emissions; however, since 651 fewer residential units would be constructed under the Alternate Site Location Alternative, the construction period would be shortened, resulting in fewer emissions. The Alternate Site Location Alternative would generate fewer daily vehicle trips than the Proposed Project due to the reduced number of residential units. In addition, compared to the Proposed Project, the Alternate Site Location Alternative would generate less demand for electricity and natural gas, and water and wastewater conveyance, further reducing operational emissions compared to the Proposed Project. Overall, the Alternate Site Location Alternative would have reduced GHG emissions compared to the Proposed Project. Similar mitigation measures would apply to reduce impacts to less than significant, similar to the Proposed Project.

Construction impacts would occur under the Alternate Site Location Alternative, and a similar mix of construction equipment generating similar noise levels as the Proposed Project would occur. Due to the decreased construction period and the decreased number of dwelling units, the duration of construction noise would be reduced. The Alternate Site Location Alternative would reduce operational impacts related to the permanent increase in ambient noise levels compared to the Proposed Project because fewer vehicle trips would be generated, thus reducing sound levels along roadways. Overall, noise impacts would be reduced compared to the Proposed Project.

The Proposed Project would generate 12,767 ADT while, the Alternate Site Location Alternative would generate approximately 4,702 ADT. This represents a 63% reduction in ADT compared to the Proposed Project. The construction of fewer homes would result in fewer vehicle trips being added to the surrounding roadway network. The Alternate Site Location Alternative would result in approximately 8,000 fewer daily trips compared to the Proposed Project. Thus, the Alternate Site Location Alternative would result in reduced transportation and traffic impacts compared to the Proposed Project due to the 63% reduction in trips.

The development area of this alternative would be reduced compared to the Proposed Project; however, it is unknown if the potential to impact paleontological resources is greater because the adjacent area owned by the Otay Ranch POM, which is dedicated Otay Ranch RMP Preserve land, has not been evaluated. Therefore, impacts could be greater under the Alternate Site Location Alternative compared to the Proposed Project. Similar mitigation measures would be required under the Alternate Site Location Alternative to reduce impacts to less than significant, similar to the Proposed Project.

Under the Alternate Site Location Alternative, development would occur and the potential to uncover tribal cultural resources would still exist. Analysis of the adjacent area owned by the Otay Ranch POM, which is dedicated Otay Ranch RMP Preserve land, would be required, as well as tribal consultation for this property to determine if tribal cultural resources are present on site. Although the development area of the Alternate Site Location Alternative would be reduced compared to the Proposed Project, because the Proposed Project would not impact any tribal cultural resources, with the exception of under the Preserve Trails Option, impacts to tribal cultural resources would not be reduced or avoided under the Alternate Site Location Alternative compared to the Proposed Project.

Like the Proposed Project, the Alternate Site Location Alternative would not result in significant impacts related to hazards or hazardous materials. However, because the Alternate Site Location Alternative would have fewer dwelling units than the Proposed Project, it would expose fewer residents to potential hazards and hazardous materials. Although the Alternate Site Location Alternative would require construction of a fire

station to achieve County General Plan travel time standards for emergency response due to lot size requirements, the limited number of units would not be sufficient to adequately fund the construction and operation of a fire station. Thus, it would not be fiscally practicable to install one as part of the Alternate Site Location Alternative. Overall, the Alternate Site Location Alternative would result in similar less-than-significant impacts to hazards and hazardous materials compared to the Proposed Project.

Like the Proposed Project, the Alternate Site Location Alternative would not cause significant impacts to hydrology and water quality. The Alternate Site Location Alternative's smaller development area and reduced impervious surface area would result in less runoff compared to the Proposed Project.

The Alternate Site Location Alternative would not be consistent with the County's General Plan or Otay Ranch GDP/SRP and the development envisioned for the Project Area within these plans. The Alternate Site Location Alternative would be inconsistent with the County General Plan, Otay Ranch GDP/SRP, and Otay Ranch RMP because it would develop areas required by the Otay Ranch PEIR to be set aside as permanent Otay Ranch RMP Preserve as mitigation for biological resource impacts. Portions of the Alternate Site Location Alternative are already conveyed to the Otay Ranch RMP Preserve as mitigation for impacts to development in Village 2 of Otay Ranch. The Alternate Site Location Alternative would require a General Plan Amendment, Otay Ranch GDP/SRP Amendment, Otay Ranch RMP Amendment, and MSCP County of San Diego Subarea Plan Boundary Adjustment. Development of fewer units as proposed under the Alternate Site Location Alternative would also generate less funding for existing and planned infrastructure and services through payment of development impact fees. If the Project Area and other sites in the County planned for development are underdeveloped, there could be a cumulative effect of more development occurring in neighboring counties, resulting in conflicts with state planning directives (e.g., SB 743), regional planning efforts relying in part on new development to fund the regional arterial system, and other negative effects associated with a growing jobs/housing imbalance. Therefore, the Alternate Site Location Alternative would have greater land use and planning impacts compared to the Proposed Project.

Like the Proposed Project, the Alternate Site Location Alternative would impact Quaternary alluvium and weathered metavolcanic materials, and, like the Proposed Project, this impact would be less than significant. Because of the reduced size of the development area, impacts to mineral resources would be reduced compared to the Proposed Project.

Under the Alternate Site Location Alternative, only 468 dwelling units would be developed compared to a maximum of 1,119 units under the Proposed Project. Of the 468 units, 110 units would be single-family detached condominium units and 358 would be

traditional single-family detached homes. The Alternate Site Location Alterative would have a build-out population of approximately 1,685 residents, and the Proposed Project would have a build-out population of 4,028 residents. This represents a 58% decrease in dwelling units and a 58% decrease in population compared to the Proposed Project. Although there would be fewer homes and residents under the Alternate Site Location Alternative, the lack of housing concurrent with need, as shown in SANDAG forecasts (Regional Housing Needs Assessment), would result in a potentially significant impact. There would also not be any commercially designated land or a Village Core under the Alternate Site Location Alternative. As a result, the Alternate Site Location Alternative would conflict with the County's General Plan and Otay Ranch GDP/SRP housing and population policies that encourage growth of residential and commercial land uses. Therefore, impacts to population and housing as a result of the Alternate Site Location Alternative would increase compared to the Proposed Project.

Like the Proposed Project, the Alternate Site Location Alternative would not cause significant impacts on public services. There would be no school site proposed due to the minimal number of students generated under the Alternate Site Location Alternative. The Alternate Site Location Alternative would generate 186 elementary school students in the Chula Vista Elementary School District (CVESD), 50 middle school students in the Sweetwater Union High School District (SUHSD), and 94 high school students in SUHSD. These students would be served by existing schools in the appropriate school districts. Demand for fire service would also be reduced due to the reduced number of units; however, a fire station and potential Sheriff's storefront site is proposed because the future residences under the Alternate Site Location Alternative could not be served within the 5-minute travel time from existing stations, which is the County's requirement for lot sizes that are less than 1 acre. The Alternate Site Location Alternative would generate less funding for existing and planned infrastructure and services through payment of development impact fees and ongoing property taxes due to the reduced unit count. Overall, the Alternate Site Location Alternative would have reduced demand for public services due to the reduction of 651 dwelling units; nevertheless, the Alternate Site Location Alternative, like the Proposed Project, would still require construction of a public safety site for fire and law enforcement services, and impacts would be similar to those of the Proposed Project.

Based on the number of units under the Alternate Site Location Alternative (468 units) the County's PLDO requirement (390.73 square feet per unit) would be 4.2 acres. The Alternate Site Location Alternative would include a 2.9-acre public park and a 2.6-acre private swim club, which, combined, would provide for the 4.2 acres of PLDO parkland. Therefore, the Alternate Site Location Alternative would meet the County's PLDO requirements, and impacts would be less than significant. The Alternate Site Location Alternative would result in reduced physical impacts from park development compared to

the Proposed Project due to the decreased acreage of new parkland. The Alternate Site Location Alternative's impacts to recreation would be less than significant. No mitigation would be required.

Like the Proposed Project, the Alternate Site Location Alternative would not result in significant impacts to utilities such as water supply, wastewater treatment facilities, storm drainage facilities, and solid waste facilities. Since implementation of the Alternate Site Location Alternative would result in less development and less population, there would be less demand on water supply, wastewater, and solid waste compared to the Proposed Project; however, neither option would result in significant impacts to utilities and service systems.

Similar to the Proposed Project, the Alternate Site Location Alternative would not result in the wasteful or inefficient use of electricity, or conflict with an applicable plan, policy, or regulation. However, since less development would occur under the Alternate Site Location Alternative, there would be less demand for energy and reduced energy usage. Although the Alternate Site Location Alternative would have reduced demand for energy, impacts would still be less than significant, similar to the Proposed Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that the Alternate Site Location Alternative is not feasible, largely because the applicant neither owns nor controls the land in question, and has no reasonable means of acquiring it (see CEQA Guidelines, Section 15126.6(f)(1)). Without limitation, please refer to the following documents:

- FEIR Subchapter 4.6, Sections 4.6.1., 4.6.2, 4.6.3, 4.6.4, 4.6.5

D. Proposed Project Compared to the Otay Ranch GDP/SRP Four-Lane Proctor Valley Road Alternative (Alternative 4)

1. Description of Alternative

The Otay Ranch GDP/SRP Four-Lane Proctor Valley Road Alternative (GDP/SRP Proctor Valley Road Alternative) would have the same development area as the Proposed Project; however, this alternative would implement the Otay Ranch GDP/SRP alignment and classification for Proctor Valley Road as a four-lane major circulation element road. Proctor Valley Road would be designated as a four-lane major circulation element road from Chula Vista to State Route (SR) 94 in the alignment approved in the 1993 Otay Ranch GDP/SRP (City of Chula Vista and County of San Diego 1993a). Widening Proctor Valley Road would result in approximately 12.8 acres of additional, permanent impacts due to roadway paving, and an additional 80 acres of temporary impacts due to grading. Widening Proctor Valley Road to four lanes would require an amendment to the Mobility Element of the Jamul/Dulzura Community Plan, which would be a County General Plan Amendment. The GDP/SRP Proctor Valley Road Alternative would reduce

the number of residential units in Planning Area 16 by 14 units to accommodate the alignment of the four-lane roadway, for a total of up to 1,105 residential units. Similar to the Proposed Project, these would include a mix of traditional, single-family detached homes; detached courtyard homes; and single-family estate homes. The GDP/SRP Proctor Valley Road Alternative would include a public safety site and a potential elementary school site, similar to the Proposed Project.

2. Finding

Because the GDP/SRP Proctor Valley Road Alternative would include the same land uses as the Proposed Project, it would comply with the majority of the Proposed Project's objectives. Specifically, it would assist in meeting the regional housing needs identified in the County's General Plan Housing Element (Objective 1 - Meet Regional Housing Needs); it would implement the goals, objectives, and policies of the Otay Ranch planning documents (Objectives 2 - Implement the Otay Ranch GDP/SRP and Policy I-109 , 4 - Create a Village Core); and it would serve as a transitional area between the more urban Otay Ranch villages and the more rural areas of Jamul (Objectives 3- Implement the Vision of a Transitional Area , 5 - Buffer Jamul with a Rural Estate Area). The GDP/SRP Proctor Valley Road Alternative would also include a mixed-use Village Core, which would comply with Objective 7- Reduce Greenhouse Gas Emissions to combine appropriate land uses to support strategies for reducing GHG emissions and provide a sense of place for residents (Objective 4 - Create a Village Core). The GDP/SRP Proctor Valley Road Alternative would not meet or implement the County of San Diego General Plan Mobility Element policy to reduce the width of Proctor Valley Road (Objective 9 - Implement Jamul/Dulzura Mobility Element Roadway for Proctor Valley Road). Relatedly, the GDP/SRP Proctor Valley Road Alternative would not fulfill Objective 6 - Implement Traffic Calming on Proctor Valley Road as it does not minimize the width of Proctor Valley Road or provide a series of roundabouts to promote community character, encourage slower speeds, and avoid creating a barrier that bisects the community.

The GDP/SRP Proctor Valley Road Alternative would not reduce impacts to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology and soils, GHG emissions, noise, paleontological resources, or tribal cultural resources. When compared to the Proposed Project, the GDP/SRP Proctor Valley Road Alternative would only avoid, reduce, or substantially lessen significant impacts to transportation and traffic.

The GDP/SRP Proctor Valley Road Alternative is feasible. However, because the GDP/SRP Proctor Valley Road Alternative would involve the widening of Proctor Valley Road, it would result in greater impacts to aesthetics, biological resources, and cultural resources. Additionally, a wider Proctor Valley Road would likely induce additional traffic, albeit with improved levels of service, resulting in increased operational impacts

to air quality, GHG emissions, and noise. A General Plan Mobility Element Amendment would also be required to widen Proctor Valley Road from a two-lane Collector to a four-lane Major Road. The GDP/SRP Proctor Valley Road Alternative would not reduce or avoid significant impacts to any resource areas other than transportation and traffic.

The County rejects Alternative 4, the GDP/SRP Proctor Valley Road Alternative, because, while it is feasible, it would result in greater impacts to aesthetics, biological resources, cultural resources, traffic, air quality, GHG emissions, and noise. Additionally, a wider Proctor Valley Road would likely induce additional traffic, albeit with improved levels of service, resulting in increased operational impacts to air quality, GHG emissions, and noise. Further, the GDP/SRP Proctor Valley Road Alternative would not meet or implement the County of San Diego General Plan Mobility Element policy to reduce the width of Proctor Valley Road (Objective 9 - Implement Jamul/Dulzura Mobility Element Roadway for Proctor Valley Road). Relatedly, the GDP/SRP Proctor Valley Road Alternative would not fulfill Objective 6 - Implement Traffic Calming on Proctor Valley Road as it does not minimize the width of Proctor Valley Road or provide a series of roundabouts to promote community character, encourage slower speeds, and avoid creating a barrier that bisects the community.

3. Facts in Support of Finding

The GDP/SRP Proctor Valley Road Alternative would not avoid or materially reduce significant unavoidable impacts on visual character. Because it would widen Proctor Valley Road to a four-lane major roadway, the GDP/SRP Proctor Valley Road Alternative would create a larger color and line contrast against the natural terrain. Accordingly, the GDP/SRP Proctor Valley Road Alternative would increase aesthetic impacts compared to the Proposed Project.

The GDP/SRP Proctor Valley Road Alternative would have the same development area as the Proposed Project, with the exception of widening Proctor Valley Road to SR-94 in the existing, approved Otay Ranch GDP/SRP alignment to a four-lane roadway. This widening would increase the development area by approximately 12.8 acres to accommodate the wider roadway section, and the temporary disturbed area by approximately 80 acres due to grading for road widening compared to the Proposed Project. The GDP/SRP Proctor Valley Road Alternative would result in an increase in impacts on grazing land and Farmland of Local Importance compared to the Proposed Project. Impacts to agricultural resources would remain significant and unavoidable under the GDP/SRP Proctor Valley Road Alternative.

The GDP/SRP Proctor Valley Road Alternative would result in similar impacts related to air quality because similar construction and operational emissions would result. Although 14 fewer residential units would be developed under the GDP/SRP Proctor Valley Road Alternative, construction emissions would be slightly increased due to the widening of

Proctor Valley Road to a four-lane roadway and its extension to SR-94. Additionally, the Proposed Project and the GDP/SRP Proctor Valley Road Alternative would have similar operational emissions associated with daily vehicle trips; however, a wider Proctor Valley Road has the potential to induce additional vehicle miles traveled, thereby resulting in increased air quality emissions. Overall, the GDP/SRP Proctor Valley Road Alternative would have increased air quality impacts compared to the Proposed Project. Impacts to air quality would remain significant and unavoidable under the GDP/SRP Proctor Valley Road Alternative.

The GDP/SRP Proctor Valley Road Alternative would have the same development area as the Proposed Project, except that it would widen Proctor Valley Road in the existing, Otay Ranch GDP/SRP approved alignment to SR-94 to a four-lane roadway, which would increase the development area by approximately 12.8 acres and the temporarily disturbed area by approximately 80 acres compared to the Proposed Project. Therefore, the development area of the GDP/SRP Proctor Valley Road Alternative would be larger than for the Proposed Project. The widening of Proctor Valley Road to a four-lane roadway would result in additional impacts to sensitive plant species, wildlife species, and habitats identified within the Proctor Valley Road improvement area, including impacts to San Diego fairy shrimp, which would be significant. Therefore, the GDP/SRP Proctor Valley Road Alternative would result in increased impacts to sensitive plant species, wildlife species, and habitats. Additionally, because Proctor Valley Road is a Mobility Element roadway, and thus a "common use" under the Otay Ranch RMP, the additional impacts resulting from a four-lane roadway would not be mitigated to the same level as the Proposed Project because no conveyance would be required to the Otay Ranch RMP Preserve for this "common use." Therefore, impacts to biological resources would increase under the GDP/SRP Proctor Valley Road Alternative compared to the Proposed Project.

The GDP/SRP Proctor Valley Road Alternative would have the same development area as the Proposed Project, with the exception of widening Proctor Valley Road to a four-lane roadway in the approved Otay Ranch GDP/SRP alignment to SR-94, which would increase the permanent development area by approximately 12.8 acres and temporary impacts associated with grading by approximately 80 acres compared to the Proposed Project. Therefore, the development area under the GDP/SRP Proctor Valley Road Alternative would be greater than the Proposed Project. Further, construction activities associated with the widening of Proctor Valley Road to a four-lane roadway could result in additional impacts to unknown subsurface cultural resources identified within the Proctor Valley Road improvement area. Therefore, the GDP/SRP Proctor Valley Road Alternative could result in increased impacts on unknown subsurface cultural resources. Potential impacts to cultural resources would increase under the GDP/SRP Proctor Valley Road Alternative.

The GDP/SRP Proctor Valley Road Alternative would have the same development footprint as the Proposed Project, except that it would widen Proctor Valley Road to a four-lane roadway in the GDP/SRP approved alignment to SR-94. This would increase the development footprint by approximately 12.8 acres due to the wider road segment, and by approximately 80 acres of temporarily disturbed area for grading compared to the Proposed Project. Although 14 fewer residential units would be constructed, the development area would be slightly greater than the Proposed Project. Further, construction associated with the widening of Proctor Valley Road to a four-lane roadway could result in additional impacts to the geology and soils that exist within the Proctor Valley Road improvement area. Construction impacts to geology and soils under the GDP/SRP Proctor Valley Road Alternative would be increased due to the increased development area. Overall, impacts to geology and soils would be greater than the Proposed Project under the GDP/SRP Proctor Valley Road Alternative.

Although 14 fewer residential units would be developed under the GDP/SRP Proctor Valley Road Alternative, construction emissions would increase due to the widening of Proctor Valley Road to a four-lane roadway and its extension to SR-94. Additionally, the GDP/SRP Proctor Valley Road Alternative could increase operational GHG emissions associated with daily vehicle trips because widening Proctor Valley Road to four lanes could induce additional traffic. Overall, the GDP/SRP Proctor Valley Road Alternative would have increased impacts from GHG emissions compared to the Proposed Project.

The GDP/SRP Proctor Valley Road Alternative would result in similar impacts related to construction noise compared to the Proposed Project because similar construction activities would occur and similar mitigation measures would be required. Although 14 fewer residential units would be developed under the GDP/SRP Proctor Valley Road Alternative, increased operational noise would result due to induced traffic resulting from the widening of Proctor Valley Road to a four-lane major road and its extension to SR-94. The GDP/SRP Proctor Valley Road Alternative would have increased operational noise generation associated with daily vehicle trips. Because of the alignment of Proctor Valley Road in the Otay Ranch GDP/SRP, the significant, unavoidable impact west of Melody Road would be avoided; however, other potentially significant impacts may occur. Overall, noise impacts would be greater under the GDP/SRP Proctor Valley Road Alternative compared to the Proposed Project.

The Proposed Project would generate 12,767 ADT. As shown in Table 4-4, Estimated Average Daily Trips for Proposed Project vs. GDP/SRP Proctor Valley Road Alternative, the GDP/SRP Proctor Valley Road Alternative would generate 12,627 ADT based on the number of residential units and other uses, which is 140 fewer ADT than the Proposed Project.

The GDP/SRP Proctor Valley Road Alternative would widen Proctor Valley Road from a

two-lane roadway to a four-lane circulation element roadway extending to SR-94. The GDP/SRP Proctor Valley Road Alternative would slightly reduce daily trip generation due to the reduction of residential units by 14 units (resulting in approximately 140 fewer ADT) and result in reduced operational traffic impacts. However, a four-lane Proctor Valley Road would potentially induce additional trips due to the expanded capacity compared to the Proposed Project. This is supported by the existing Otay Ranch GDP/SRP designation for Proctor Valley Road as a four-lane Major Road, which is capable of accommodating more traffic than the proposed two-lane Collector. Increased construction from the extension of the four-lane Proctor Valley Road to SR-94 would result in increased construction impacts from traffic under the GDP/SRP Proctor Valley Road Alternative.

Widening of Proctor Valley Road to a four-lane roadway would avoid these impacts in the Year 2025 Cumulative Conditions, 2030 Cumulative Conditions, and 2030 Cumulative Conditions Plus Hypothetical Development of State Preserve Property scenarios. The rest of the impacts and mitigation measures would be similar between the GDP/SRP Proctor Valley Road Alternative and the Proposed Project, with the exception that the realignment of Proctor Valley Road to intersect directly with SR-94 would result in a new intersection and potentially new impacts compared to the Proposed Project's impact at the SR-94 and Lyons Valley Road intersection identified in Section 2.9. Overall, the GDP/SRP Proctor Valley Road Alternative would reduce transportation and traffic impacts compared to the Proposed Project by providing additional roadway capacity on Proctor Valley Road.

The GDP/SRP Proctor Valley Road Alternative would have the same development area as the Proposed Project, with the exception of widening Proctor Valley Road to a four-lane roadway in the existing, Otay Ranch GDP/SRP approved alignment to SR-94, which would increase the development area by approximately 12.8 acres and the temporarily disturbed area by approximately 80 acres compared to the Proposed Project. Therefore, the development area under the GDP/SRP Proctor Valley Road Alternative would be slightly larger than the Proposed Project. Further, construction activities associated with the widening of Proctor Valley Road to a four-lane roadway could result in additional impacts to paleontological resources identified within the Proctor Valley Road improvement area. Therefore, this alternative could result in increased impacts on paleontological resources. Potential impacts to paleontological resources would be similar under the GDP/SRP Proctor Valley Road Alternative with implementation of the same mitigation measure as the Proposed Project.

The GDP/SRP Proctor Valley Road Alternative would have the same development area as the Proposed Project, with the exception of widening Proctor Valley Road to a four-lane roadway in the existing, approved alignment to SR-94, which would increase the development area by approximately 12.8 acres and the temporarily disturbed area by

approximately 80 acres compared to the Proposed Project. Construction activities associated with the widening of Proctor Valley Road to a four-lane roadway could result in additional impacts to unknown subsurface tribal cultural resources identified within the Proctor Valley Road improvement area. Impacts to tribal cultural resources would not be reduced or avoided under the GDP/SRP Proctor Valley Road Alternative compared to the Proposed Project.

The GDP/SRP Proctor Valley Road Alternative would have the same land uses and development area as the Proposed Project, with the exception of widening Proctor Valley Road to a four-lane roadway and a reduction of 14 residential units. Construction associated with the widening of Proctor Valley Road to a four-lane roadway could result in additional impacts from hazards and hazardous materials within the Proctor Valley Road improvement area. Potential construction impacts from hazards and hazardous materials under the GDP/SRP Proctor Valley Road Alternative would be slightly increased. The GDP/SRP Proctor Valley Road Alternative would include a fire station similar to the Proposed Project, and would achieve the General Plan travel time standard. Overall, impacts from hazards and hazardous materials would be similar to the Proposed Project under the GDP/SRP Proctor Valley Road Alternative. Under the GDP/SRP Proctor Valley Road Alternative, impacts from hazards and hazardous materials would be less than significant. No mitigation would be required.

The GDP/SRP Proctor Valley Road Alternative would have the same development area as the Proposed Project, with the exception of widening Proctor Valley Road to a four-lane roadway in the existing, Otay Ranch GDP/SRP approved alignment to SR-94, which would increase the development area by approximately 12.8 acres and the temporarily disturbed area by approximately 80 acres compared to the Proposed Project. Construction associated with the widening of Proctor Valley Road to a four-lane roadway could result in additional impacts to hydrology and water quality within the Proctor Valley Road improvement area. In addition, operational impacts to hydrology and water quality under the GDP/SRP Proctor Valley Road Alternative would be slightly increased due to additional impervious areas and changes in drainage from the widened roadway. Therefore, impacts to hydrology and water quality would be increased under the GDP/SRP Proctor Valley Road Alternative. The same water quality treatment best management practices would be available as with the Proposed Project, and overall impacts to water quality and hydrology would remain less than significant, similar to the Proposed Project.

The GDP/SRP Proctor Valley Road Alternative would have the same land uses and development area as the Proposed Project, with the exception of widening Proctor Valley Road to a four-lane roadway in the existing, approved alignment to SR-94, and a reduction of 14 residential units. Under the GDP/SRP Proctor Valley Road Alternative, the proposed Otay Ranch GDP/SRP Amendment to reduce Proctor Valley Road from a

four-lane Major Road to a two-lane Collector would not be required; however, a corresponding County General Plan Mobility Element Amendment to widen Proctor Valley Road from a two-lane Collector to a four-lane Major Road would be required. This would result in increased impacts related to dividing an established community due to a new four-lane roadway compared to the Proposed Project, which generally maintains the existing alignment and connects to the improved portion of Proctor Valley Road to the north of the Project Area. Therefore, the GDP/SRP Proctor Valley Road Alternative would have increased impacts on land use and planning compared to the Proposed Project; however, impacts would remain less than significant.

The GDP/SRP Proctor Valley Road Alternative would have the same development area as the Proposed Project, with the exception of widening Proctor Valley Road to a four-lane roadway, which would increase the development area by approximately 12.8 acres, and the temporarily disturbed area by approximately 80 acres compared to the Proposed Project. Construction activities associated with the widening of Proctor Valley Road to a four-lane roadway could result in additional impacts to mineral resources that may occur within the Proctor Valley Road improvement area. Because the GDP/SRP Proctor Valley Road Alternative would result in an increase in the development area, impacts to mineral resources would be increased compared to the Proposed Project. Although there would be an increase in impacts, the impacts to mineral resources would be less than significant, similar to the Proposed Project. No mitigation would be required.

The GDP/SRP Proctor Valley Road Alternative would result in a decrease of 14 residential units in Planning Area 16 compared to the Proposed Project; therefore, the GDP/SRP Proctor Valley Road Alternative would have similar impacts on population and housing. Impacts to population and housing would be less than significant under the GDP/SRP Proctor Valley Road Alternative. No mitigation would be required.

The GDP/SRP Proctor Valley Road Alternative would result in a reduction of 14 residential units compared to the Proposed Project. Although less residential development would occur, the reduction in the number of residents would not be substantial, and a similar level of service from fire, emergency, law enforcement, and schools compared to the Proposed Project would be required. Therefore, the GDP/SRP Proctor Valley Road Alternative would have similar impacts on public services compared to the Proposed Project. Impacts to public services would be less than significant for the GDP/SRP Proctor Valley Road Alternative. No mitigation would be required.

The GDP/SRP Proctor Valley Road Alternative would result in a reduction of 14 residential units compared to the Proposed Project. Although less residential development would occur, the same park acreages would be developed. The GDP/SRP Proctor Valley Road Alternative would not result in a substantial decrease in the number of residents compared to the Proposed Project. Therefore, the GDP/SRP Proctor Valley Road

Alternative would have similar impacts to recreation. Recreation impacts would be less than significant for the GDP/SRP Proctor Valley Road Alternative, similar to the Proposed Project. No mitigation would be required.

Like the Proposed Project, the GDP/SRP Proctor Valley Road Alternative would not result in any significant impact on water supply, wastewater treatment facilities, storm drainage facilities, or solid waste facilities. The total residential unit count and associated water usage, wastewater rates, and storm drainage would be similar to the Proposed Project. Utilities and service systems impacts would be less than significant for the GDP/SRP Proctor Valley Road Alternative, similar to the Proposed Project. No mitigation would be required. Like the Proposed Project, the GDP/SRP Proctor Valley Road Alternative would result in less-than-significant impacts on energy use. Energy impacts would be less than significant for the GDP/SRP Proctor Valley Road Alternative, similar to the Proposed Project. No mitigation would be required.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that the Otay Ranch GDP/SRP Proctor Valley Road Alternative is feasible, but would result in greater impacts to aesthetics, biological resources, and cultural resources. Without limitation, please refer to the following documents:

- FEIR Subchapter 4.7, Sections 4.7.1, 4.7.2, 4.7.3, 4.7.4, 4.7.5

E. Proposed Project Compared to the Land Exchange Alternative (Alternative 5)

1. Description of Alternative

The Land Exchange Alternative would include approximately 511 acres proposed for 1,530 homes, of which 1,124 units would be traditional single-family homes, 283 units would be single family age-restricted units, and 123 units would be multi-family homes. The Land Exchange Area would cover approximately 2,387 acres, of which the applicant owns 1,284 acres and the State of California owns approximately 1,053 acres. In addition, approximately 40 acres would be off site, not under the ownership of the state or the applicant, and would be related to improvements to Proctor Valley Road. The Land Exchange Alternative proposes to exchange 278 acres owned by the State of California in Village 14 for 278 acres owned by the applicant in Planning Area 16. This alternative would also change MSCP County Subarea Plan and Otay Ranch Resource Management Plan (RMP) Preserve boundaries, and require an MSCP County Subarea Plan Boundary Adjustment pursuant to the MSCP County Subarea Plan Implementing Agreement (USFWS et al. 1998). The required MSCP County Subarea Plan Boundary Adjustment would convert approximately 169.8 acres of development area in Planning Areas 16/19 to Otay Ranch RMP/MSCP Preserve; convert approximately 142.3 acres of development area in Village 14 to Otay Ranch RMP/MSCP Preserve; and convert 43.6 acres of Otay Ranch RMP/MSCP Preserve in Village 14 to development area. The net results of the

MSCP County Subarea Plan Boundary Adjustment would be a net increase in Otay Ranch RMP/MSCP Preserve of approximately 268.5 acres. The Land Exchange Alternative would also include an Otay Ranch GDP/SRP amendment to the classification of Proctor Valley Road from a four-lane major road to a two-lane light collector, similar to the Proposed Project. The Land Exchange Alternative would reserve an elementary school site in the Village 14 Village Core, and up to 15,000 square feet of commercial/retail uses would be permitted, compared to 10,000 square feet proposed the Proposed Project.

2. Finding

The Land Exchange Alternative would meet all of the Proposed Project objectives. Specifically, the Land Exchange Alternative would satisfy the Proposed Project's underlying purpose to create a planned community and biological Preserve sufficient in size and scale to realize both the applicant's vision and the vision of the existing entitlements for the Land Exchange Area, as set forth in the Otay Ranch GDP/SRP. The Land Exchange Alternative would be consistent with the vision, goals, and policies set forth in the County's General Plan and Otay Ranch GDP/SRP. The Land Exchange Alternative would convey land to the Otay Ranch RMP POM, and would enhance habitat conservation, manage resources, restore habitat, and enforce open space restrictions. The Land Exchange Alternative would also assist in meeting the regional housing needs identified in the County's General Plan (Objective 1 - Meet Regional Housing Needs), and implement the goals and visions of the Otay Ranch GDP/SRP (Objective 2 - Implement the Otay Ranch GDP/SRP and Policy I-109).

Further, the Land Exchange Alternative would include a centrally located Village Core with a school site, fire station, and park (Objective 4 - Create a Village Core), and would implement the same land use strategies and technologies as the Proposed Project to reduce GHG (Objective 7 - Reduce Greenhouse Gas Emissions). The Land Exchange Alternative would minimize the width of Proctor Valley Road, consistent with the County Mobility Element roadway network, and implement a series of roundabouts (Objective 9 - Implement Jamul/Dulzura Mobility Element Roadway for Proctor Valley Road). Although the Land Exchange Alternative would not establish a buffer in Planning Areas 16/19 through implementing larger lots, it would improve the buffer to the existing community of Jamul by converting Planning Areas 16/19 into Otay Ranch RMP Preserve, thereby creating a wider setback from existing development while simultaneously widening a wildlife corridor in north Proctor Valley (Objectives 3 - Implement the Vision of a Transitional Area , 5 - Buffer Jamul with a Rural Estate Area). Lastly, the Land Exchange Alternative includes a Public Facilities Financing Plan (Appendix 4.1-1E), which would ensure that the Land Exchange Alternative provides facilities to serve the community commensurate with demand in a fiscally responsible manner (Objective 8 – Provide Fiscally responsible and Timely Public Facilities and Services).

The Land Exchange Alternative would not reduce the impacts of the Proposed Project associated with air quality or GHG emissions. However, when compared to the Proposed Project, the Land Exchange Alternative would reduce impacts in the following areas: Aesthetics, Agricultural Resources, Biological Resources, Cultural Resources, Geology and Soils, Noise, Transportation and Traffic, and Paleontological Resources.

The feasibility of the Land Exchange Alternative is dependent on the State of California and its willingness to go forward with the proposed land exchange. As explained previously, due to the state ownership, a land exchange would be required as a condition precedent of the Land Exchange Alternative. Prior to the preparation of this EIR, the applicant was coordinating with the State of California Fish and Wildlife and USFWS on a land exchange, and had preliminary indications that this type of land exchange was possible. However, as of October 2018, the state had not agreed to the exchange. Implementation of the Land Exchange Alternative cannot occur unless and until such an exchange is executed. The Land Exchange Alternative is physically feasible and, as described above and summarized below, would reduce several impacts compared to the Proposed Project while simultaneously and comprehensively planning the entirety of Village 14 and Planning Areas 16/19 of the Otay Ranch GDP/SRP.

The Land Exchange Alternative is considered the environmentally superior alternative. As detailed above, the Land Exchange Alternative would implement all of the identified project objectives for the Proposed Project, would eliminate all development on both the Proposed Project applicant's property and the state's property in Planning Areas 16/19, and would consolidate all development within the boundaries of Village 14. The net result of the Land Exchange Alternative would be a contribution of more than 268 acres of land into the Otay Ranch RMP/MSCP Preserve that is otherwise approved for development under the Otay Ranch GDP/SRP. Moreover, by consolidating development into Village 14, the Land Exchange Alternative would significantly improve the overall Preserve design by eliminating approximately 13 linear miles of Preserve edge effects, and preserving large, interconnected blocks of habitat rather than the archipelago, hop-scotch pattern of Preserve and development currently created by the state's interspersed ownership within Village 14 and Planning Areas 16/19. Further, existing wildlife corridors would be preserved and widened with the elimination of development in Planning Areas 16/19. Compared to the existing Otay Ranch RMP/MSCP Preserve, the land exchange and boundary adjustment components of the Land Exchange Alternative also would result in a net increase of preserved coastal sage scrub; a net increase in preservation of MSCP covered plant species (San Diego goldenstar and Dunn's mariposa lily), special-status plant species (San Diego marsh elder and Munz's sage), suitable habitat for MSCP Covered Species (coastal California gnatcatcher, western bluebird, Southern California rufous-crowned sparrow, northern harrier, golden eagle, and other raptor species), suitable habitat for special-status wildlife species (San Diego black tailed

jackrabbit, San Diegan tiger whiptail, loggerhead shrike, white tailed kite, and Nuttall's woodpecker); and the preservation of two additional pairs of California gnatcatchers.

In addition to the superior biological and Preserve design benefits of the Land Exchange Alternative, the Land Exchange Alternative's reduced development footprint generally would result in reduced impacts to aesthetics, agricultural resources, cultural resources, geology and soils, noise, transportation and traffic, and paleontological resources. Additionally, with regard to land use, the land exchange and resulting consolidation of development in Village 14 would enable the County and the applicant to recapture the heart of Village 14 (i.e., the Village Core) in the location where it was originally envisioned, planned for, and approved by the County in 1993 in the Otay Ranch GDP/SRP. Because the state currently owns the land located in the center of Village 14, which is approved as the Village Core in the Otay Ranch GDP/SRP, the Proposed Project designed Village 14 without including that acreage. Although the Proposed Project would retain and implement the approved elements of the Village 14 land plan consistent with the requirements of the Otay Ranch GDP/SRP, it would do so by physically planning "around" the state's property. The Land Exchange Alternative, on the other hand, would be able to directly implement a plan consistent with the original intent and land plan for the Village Core approved by the County in the Otay Ranch GDP/SRP.

From a land use and aesthetics perspective, the Land Exchange Alternative's elimination of approved development in Planning Areas 16/19 would result in a large, natural open space buffer between the existing rural community of Jamul and the more suburban Village 14. Per the language of the Otay Ranch GDP/SRP, Village 14 and Planning Areas 16/19 are intended to serve as a transitional community by providing larger lots in Planning Areas 16/19 adjacent to Jamul that are more characteristic of the existing development in Jamul. The Land Exchange Alternative would meet this same goal by eliminating development adjacent to Jamul rather than downsizing that development compared to Village 14. The result would be a consolidation of development in Village 14 that is geographically, and, for the most part, visually isolated from the community of Jamul. Anyone traveling to Jamul from Village 14 (or vice versa) would transition from the more traditional suburban densities and uses of Village 14 through more than 1 mile of managed natural preserve land before arriving at the rural community of Jamul.

Because the Land Exchange Alternative would result in additional units compared to the Proposed Project, there would be certain population-based impacts that would be greater. At the project level, air quality and GHG emissions would increase. However, due to adoption of the County General Plan Amendment, Otay Ranch GDP/SRP Amendment, Otay Ranch RMP Amendment, and MSCP County Subarea Plan Boundary Adjustment that would eliminate development in Planning Areas 16/19, cumulative impacts to aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, GHG emissions, noise, transportation and traffic, paleontological

resources, and tribal cultural resources would be reduced under the Land Exchange Alternative compared to the Proposed Project through the reduced cumulative residential unit count and developable acreage. On balance, for the reasons described above, the Land Exchange Alternative is the environmentally superior alternative.

Due to the state ownership of property within the Land Exchange Alternative Project Area, an ownership transfer of the affected property would be required as a condition precedent of the Land Exchange Alternative. Prior to the preparation of this EIR, the applicant was coordinating with the State of California Fish and Wildlife and USFWS on a land exchange and ownership transfer, and had preliminary indications that this type of transaction was possible. However, as of October 2018, the state had not agreed to the exchange. Implementation of the Land Exchange Alternative cannot occur unless and until such an exchange is executed. Accordingly, the County finds that the Land Exchange Alternative, while physically feasible and capable of reducing several significant impacts of the Proposed Project, is rejected because specific economic, legal, social, technological, or other considerations make the alternative infeasible.

3. Facts in Support of Finding

Under the Land Exchange Alternative, impacts associated with visual character and quality would remain significant at both the project-specific and cumulative levels due to the conversion of open space to a residential community. A series of visual simulations were prepared to illustrate the aesthetic impacts of the Land Exchange Alternative (see Appendix 4.1-2). As with the Proposed Project, impacts from implementation of the Land Exchange Alternative associated with scenic vistas, light and glare, and compliance with applicable community and regional plans would be less than significant. As shown in Appendix 4.1-2, the Land Exchange Alternative would introduce features that would contrast with the existing visual character and quality of the site and surroundings. Impacts to the existing visual character and visual quality within Otay Ranch would be significant and unavoidable.

The reconfiguration of land uses under the Land Exchange Alternative would reduce the amount of development in Planning Areas 16/19; instead, development would be concentrated in Village 14. As a result, the development footprint of the Land Exchange Alternative would be reduced compared to the Proposed Project, and impacts to the visual character of Planning Areas 16/19 would be largely avoided because no development would occur on the Proposed Project applicant's property or the state's property in these areas. Although additional development (i.e., more dwelling units) would occur in Village 14 compared to the Proposed Project, this change would be similar to the Proposed Project. Thus, while impacts to aesthetics would remain significant and unavoidable under the Land Exchange Alternative, changes to visual

character and quality in Planning Areas 16/19 would be reduced compared to the Proposed Project.

The Land Exchange Alternative would not reduce the significant and unavoidable impacts to agricultural resources to less than significant. Although the Land Exchange Alternative proposes a smaller development footprint than the Proposed Project, it would still disturb approximately 22.4 acres of land designated as Farmland of Local Importance and 6131 acres of land designated as grazing land. The Land Exchange Alternative would result in the loss of an agricultural resource for the potential production of coastal-dependent crops, due to its location in a coastal area climate zone and because the Land Exchange Area contains soils designated as Farmland of Local Importance, similar to the Proposed Project. Similar to the Proposed Project, this would also represent a cumulatively considerable contribution to a significant cumulative impact.

The Land Exchange Alternative would reduce impacts to Farmland of Local Importance by approximately 40 acres, and impacts to grazing land by approximately 22.6 acres compared to the Proposed Project. Therefore, although the Land Exchange Alternative would not reduce impacts on grazing land and Farmland of Local Importance to less than significant, it would reduce the magnitude of those impacts compared to the Proposed Project. Nevertheless, impacts to agricultural resources would remain significant and unavoidable.

A Land Exchange Alternative Air Quality Technical Report was prepared for the Land Exchange Alternative (Appendix 4.1-3). The Land Exchange Alternative would not eliminate exceedances of the VOC, NO_x, or CO, regulatory threshold, but would reduce $PM_{2.5}$ to less than significant (Tables 4-6A and 4-6B). This alternative would result in greater maximum daily construction emissions of NO_x and CO compared to the Proposed Project. Similarly, the Land Exchange Alternative would increase operational impacts of VOCs and PM_{10} compared to the Proposed Project due to the increased residential unit count and associated operation of the Land Exchange Alternative project (Table 4-7). For these reasons, the Land Exchange Alternative would cause a cumulatively considerable contribution to cumulative net increases of criteria pollutants.

Impacts related to toxic air contaminants and CO hotspots would be less than significant under the Land Exchange Alternative, similar to the Proposed Project (Tables 4-8A through 4-10).

Under both the Proposed Project and Land Exchange Alterative, potential odors produced during construction would disperse rapidly, and generally occur at magnitudes that would not affect substantial numbers of people. Therefore, impacts associated with odors during construction would be similar under the Proposed Project and Land Exchange Alternative. Similar to the Proposed Project, the Land Exchange Alternative would not include any land uses that are known to generate odors, such as wastewater treatment plants, landfills, or

other industrial sources. Therefore, impacts associated with objectionable odors would be similar under the Proposed Project and Land Exchange Alternative.

Overall, the Land Exchange Alternative would result in greater emissions of criteria pollutants, and, therefore, would result in greater impacts than the Proposed Project because of increased construction and operational emissions. Air quality impacts would remain significant and unavoidable under this alternative.

A Land Exchange Alternative Biological Resources Technical Report was prepared for the Land Exchange Alternative (Appendix 4.1-4). The Land Exchange Alternative would reduce biological impacts by consolidating development into a reduced development footprint, thereby reducing the Preserve edge by approximately 13 linear miles, or 31%. The Land Exchange Alternative would also result in conveyance of additional land to the Otay Ranch RMP Preserve with the Land Exchange Area, and therefore, would establish additional Otay Ranch RMP and MSCP County of San Diego Subarea Plan Preserve land.

In addition, the Land Exchange Alternative would do the following:

- Improve the overall Otay Ranch RMP/MSCP Preserve design by protecting multiple habitat types, variable topography, and sensitive resources, and adding 268.5 acres to the Otay Ranch RMP/MSCP Preserve.
- Enlarge a "core" biological area due to adjacency and connectivity of adjacent Preserve lands and open space.
- Improve wildlife movement through the enhancement of the regional corridor linking the Jamul Mountains and San Miguel Mountain by eliminating development in Planning Areas 16/19, thus allowing species to travel throughout the Preserve without the potential for development obstructions or edge effects.
- Protect habitat and species through the preservation of 654.4 acres of coastal sage scrub, a net increase of MSCP and non-MSCP covered plant species, a net increase of suitable habitat used for MSCP and non-MSCP covered wildlife species, and the preservation of coastal California gnatcatcher locations.
- Impact approximately 624.9 acres within Village 14 and off-site areas, compared to the Proposed Project, which would permanently and temporarily impact approximately 740.9 acres within Village 14, Planning Areas 16/19, and off-site areas.
- Reduce permanent and temporary impacts to sensitive vegetation communities and sensitive plant and wildlife species by approximately 150 acres compared to the Proposed Project.

Nevertheless, this alternative would still result in potentially significant impacts on biological resources requiring mitigation. Appendix 4.1-4 provides a thorough description of those impacts. Specifically, the Land Exchange Alternative and off-site impact areas would result in potentially significant direct and/or indirect effects to special-status plant species, special-status wildlife species, avian species protected under the Migratory Bird Treaty Act, special-status vegetation communities, and jurisdictional resources. In addition, the Land Exchange Alternative would result in potentially significant direct impacts to foraging or breeding habitat and wildlife movement (see Table 4-11, Land Exchange Alternative Summary of Impacts and Mitigation for Special-Status Species, Vegetation Communities, and Jurisdictional Areas). These impacts would be less than significant with implementation of mitigation measures and conveyance of land to the Otay Ranch RMP Preserve, similar to the Proposed Project.

Therefore, the Land Exchange Alternative would reduce impacts to biological resources compared to the Proposed Project. Impacts to biological resources under the Land Exchange Alternative would be less than significant with implementation of mitigation measures.

Under the Land Exchange Alternative, the potential to uncover unknown cultural resources exists, and mitigation measures would be required (Appendix 4.1-5). However, the Land Exchange Alternative development footprint would be decreased, thus, the potential to uncover unknown archaeological resources would be reduced compared to the Proposed Project.

The Land Exchange Alternative would impact 43 cultural resources. Although these cultural resources are not recommended as eligible for listing in the CRHR or the local register, they are considered significant under the County's CEQA guidelines. By comparison, the Proposed Project would impact 57 cultural resources. Mitigation for impacts to sites of County importance would be reduced to less than significant through recordation, photo documentation, monitoring, and curation or repatriation of cultural materials.

Similar to the Proposed Project, implementation of **M-CR-1** through **M-CR-3**, as described in Section 2.5.6 of this EIR, would reduce impacts to cultural resources to less than significant. Overall, the Land Exchange Alternative would result in impacts to fewer cultural resources than the Proposed Project.

The Land Exchange Alternative would have similar impacts to geology and soils and similar geologic hazards (liquefaction, rock fall, landslides, and expansive soils) compared to the Proposed Project because the Land Exchange Alternative has similar underlying geologic conditions. However, because the development footprint would be decreased compared to the Proposed Project by approximately 185 acres, overall impacts to geology and soils would be lessened. Therefore, impacts to geology and soils would be reduced under the Land Exchange Alternative compared to the Proposed Project. The

Land Exchange Alternative's impacts to geology and soils would be less than significant with implementation of **M-GE-1**, similar to the Proposed Project.

The Land Exchange Alternative Greenhouse Gas Emissions Technical Report is included as Appendix 4.1-7 of the EIR. Total construction-related Land Exchange Alternative emissions were estimated to be 16,728 metric tons (MT) of carbon dioxide equivalent (CO_2e), or 558 MT CO_2e per year when amortized over 30 years (see Table 4-12). The Land Exchange Alternative would generate operational GHG emissions from area sources (hearths and landscape maintenance), energy sources (electricity and natural gas consumption), mobile sources (vehicle trips), water supply and wastewater treatment, and solid waste. Estimated annual Land Exchange Alternative operational GHG emissions at build-out in 2028 would be approximately 20,882 MT CO_2e per year, compared to 16,348 MT CO_2e per year for the Proposed Project. These emissions would be reduced by planting at least 6,000 new trees, which would result in the one-time sequestration of approximately 4,248 MT CO_2e (or 142 MT CO_2e per year when amortized over 30 years). Therefore, Land Exchange Alternative operational GHG emissions (20,882 MT CO_2e per year) minus the sequestered carbon (142 MT CO_2e per year) would result in annual Land Exchange Alternative emissions of 20,740 MT CO_2e per year (see Table 4-13).

The Land Exchange Alternative would include design elements and design features to support the policy objectives of SANDAG's San Diego Forward: The Regional Plan and SB 375, similar to the Proposed Project. The Land Exchange Alternative's Transportation Demand Management Program would reduce VMT through two primary strategies: land use and design measures that would create an environment that promotes alternative mode choice (e.g., land use diversity and pedestrian/bicycle networks), and commute/travel services for residents that would reduce out-going single-occupant vehicle trips (e.g., ride-share, commute trip reduction marketing). Implementation of the Land Exchange Alternative's Transportation Demand Management Program and associated measures would achieve a 4.6% reduction in VMT.

Regarding consistency with the County of San Diego General Plan, the Land Exchange Alternative would include similar design features as the Proposed Project to reduce indoor and outdoor water consumption, to offer bike and pedestrian networks, and to employ sustainable technology and energy-efficient design through Zero Net Energy homes with rooftop solar and electric-vehicle chargers in the garages of half of the residential units. The Land Exchange Alternative, with mitigation, would also be consistent with the statewide GHG reduction target codified in SB 32 by achieving net-zero emissions. Therefore, the Land Exchange Alternative would not conflict with an applicable plan adopted for the purpose of reducing GHG emissions, and plan consistency impacts would be the same as the Proposed Project.

Compared to the Proposed Project, the Land Exchange Alternative would reduce construction-related GHG emissions, but increase operational emissions, resulting in an overall increase in GHG emissions. The Land Exchange Alternative would result in 7,988 MT CO_2e during construction compared to 12,378 MT CO_2e for the Proposed Project, which represents a 35% reduction. This alternative would also reduce impacts associated with vegetation removal; the Land Exchange Alternative would result in 8,740 MT CO_2e compared to 10,382 MT CO_2e for the Proposed Project. Operational emissions, however, would increase for this alternative. The Land Exchange Alternative would result in operational emissions of 20,882 MT CO_2e per year compared to 16,348 MT CO_2e per year for the Proposed Project. All emissions would be offset through implementation of mitigation measures, similar to the Proposed Project. Overall, the Land Exchange Alternative would result in an increase in GHG emissions compared to the Proposed Project. With mitigation, the impacts would be similar to the Proposed Project. GHG emissions impacts would be less than significant with implementation of **M-GHG-1** through **M-GHG-4** for the Land Exchange Alternative, similar to the Proposed Project.

Overall, the Land Exchange Alternative would result in reduced noise impacts compared to the Proposed Project due to the reduction in Year 2030 Cumulative Conditions Plus Hypothetical Development of State Preserve Property traffic as a result of the elimination of development in Planning Areas 16/19. The Land Exchange Alternative's noise impacts would be reduced to less than significant with implementation of mitigation measures, with the exception of one significant and unavoidable impact to residences located along Proctor Valley Road, north of the Land Exchange Area and west of Melody Road, similar to the Proposed Project.

Compared to the Proposed Project, the Land Exchange Alternative would result in reduced impacts to traffic and transportation. Nevertheless, certain traffic impacts under the Land Exchange Alternative's would remain significant and unavoidable.

Under the Land Exchange Alternative, the potential to uncover paleontological resources exists and mitigation measures would be required. However, the Land Exchange Alternative development footprint would be decreased compared to the Proposed Project; thus, the potential to uncover paleontological resources would be reduced.

Under the Land Exchange Alternative, although development would only occur in Village 14, the potential to uncover tribal cultural resources for the Preserve Trails Option still exists and similar mitigation measures would be required, similar to the Proposed Project (Appendix 4.1-5).

The Land Exchange Alternative would be subject to the same mitigation measures as the Proposed Project to ensure that impacts to tribal cultural resources remain less than significant. Specifically, **M-TCR-1** would be implemented if the Preserve Trails Option is selected, as described in Section 2.11.5 of this EIR. Consultation has not been

finalized, and there is still the potential to encounter tribal cultural resources during excavation and construction activities.

Under the Land Exchange Alternative, impacts related to hazardous substance handling, existing on-site contamination, airport hazards, wildfire hazards, and emergency response plans would be less than significant. Although the Land Exchange Alternative would result in an increase in residential units and decrease in the development footprint, the Land Exchange Alternative would be unlikely to substantially decrease impacts from hazards and hazardous materials compared to the Proposed Project. Overall, the Land Exchange Alternative would reduce impacts related to hazards and hazardous materials compared to the Proposed Project. The Land Exchange Alternative's impacts would be less than significant. No mitigation would be required.

The Land Exchange Alternative would result in reduced impacts to hydrology and water quality due to the reduced runoff volumes as a result of a reduced development footprint compared to the Proposed Project. Other impacts to hydrology and water quality would be similar to the Proposed Project. Therefore, overall impacts to hydrology and water quality would be reduced under the Land Exchange Alternative. The Land Exchange Alternative's impacts to hydrology and water quality would be less than significant. No mitigation would be required.

Overall, the Land Exchange Alternative was designed to implement the goals and policies of the County of San Diego General Plan and the Otay Ranch GDP/SRP. Although the Land Exchange Alternative would require amendments to the County General Plan, Otay Ranch GDP/SRP, and Otay Ranch RMP, as well as a boundary adjustment to the MSCP County of San Diego Subarea Plan, the Land Exchange Alternative would ensure that no significant additional development would occur within the Land Exchange Area. Thus, the cumulative impacts and inducements to growth would be reduced compared to the Proposed Project.

The Land Use Exchange Alternative would result in similar planning and land use impacts compared to the Proposed Project. With the proposed County General Plan Amendment, Otay Ranch GDP/SRP Amendment, Otay Ranch RMP Amendment, and MSCP County Subarea Plan Boundary Adjustment, planning and land use impacts would be less than significant. No mitigation would be required.

A Mineral Resources Report was prepared for the Land Exchange Alternative (Appendix 4.1-13). The Land Exchange Alternative would restrict development to Village 14 and, with the exception of approximately 65 acres of land privately owned in Planning Area 16, would preserve the majority of Planning Areas 16/19. The Land Exchange Area is not within a Resource Conservation Area delineated in the County General Plan or other land use plan (County of San Diego 2011). The Land Exchange Area is underlain by Quaternary alluvium, a soil deposit type with a high likelihood for mineral deposits.

However, by restricting development to Village 14, the Land Exchange Area avoids the MRZ-3 classified area in Planning Area 16, which the County of San Diego Mineral Resources Zone identifies as an area where significant mineral deposits are present or where there is a high likelihood for their presence. Overall, because the development footprint would be reduced, impacts related to the potentially significant loss of availability of a known mineral resource of value to the region and residents of the state as a result of the Land Exchange Alternative would be reduced compared to the Proposed Project. Impacts to mineral resources under the Land Exchange Alternative would be less than significant. No mitigation would be required.

Overall, the Land Exchange Alternative would have similar impacts on population and housing compared to the Proposed Project because it would convert vacant land to homes, infrastructure, and associated amenities. In addition, the Land Exchange Alternative would not displace any existing housing or people, and it would not exceed the anticipated growth in the Otay Ranch GDP/SRP or County General Plan for the Land Exchange Area.

The Land Exchange Alternative would result in an increase in residential units from 1,119 to 1,530 units compared to the Proposed Project. Due to the increase in units, a greater number of residents would reside in the Land Exchange Area, which would result in a greater demand for fire, emergency, law enforcement, school services, and libraries compared to the Proposed Project. The Land Exchange Alternative would increase the demand for these services, but impacts to these services would be similar to the Proposed Project because similar improvements would be required to provide the same level of service.

The Land Exchange Alternative would include 1,530 dwelling units, which, per the County's PLDO, requires 13.7 acres of parkland. The Land Exchange Alternative would involve construction of approximately 20.3 acres of public and private parks and recreation facilities within the Land Exchange Area (see Appendix 4.1-1A, Land Exchange Alternative Specific Plan), 14.1 acres of which are eligible for credit under the County's PLDO. Therefore, sufficient parks and recreation facilities would be provided to accommodate future residents and visitors of the Land Exchange Alternative, and no off-site facilities would be required. The Land Exchange Alternative would involve construction of 23 acres of parks and recreation facilities compared to 24.7 acres under the Proposed Project. Physical impacts from construction of recreational facilities would be reduced under the Land Exchange Alternative. The Land Exchange Alternative would provide the required parkland per the County's PLDO. Overall, the impacts would be similar to the Proposed Project. The Land Exchange Alternative's recreation impacts would be less than significant. No mitigation would be required.

The Land Exchange Alternative would result in an increase in the number of residential units and intensity of development compared to the Proposed Project. The number of

residential units would increase from 1,119 to 1,520 units. Due to the increase in dwelling units, a greater number of residents would reside in the development footprint and would use potable water supply, wastewater treatment facilities, and solid waste facilities at a greater level compared to the Proposed Project. As previously described under Hydrology and Water Quality, the Land Exchange Alternative would result in 50% less peak flow; thus, storm drainage facilities impacts would be reduced compared to the Proposed Project. Overall, the Land Exchange Alternative would result in greater demand to utilities and service systems due to increased service population compared to the Proposed Project; however, impacts would remain less than significant.

An Energy Conservation Plan was prepared for the Land Exchange Alternative (Appendix 4.1-1D). Similar to the Proposed Project, the Land Exchange Alternative would not result in the wasteful or inefficient use of electricity, or conflict with an applicable plan, policy, or regulation. Since more residential units would be constructed under this alternative, there would be increased demand for energy compared to the Proposed Project. However, under CEQA, the threshold of impacts to energy are based on the inefficient or wasteful use of nonrenewable resources during construction and long-term operation, and compliance with adopted plans and policies. Because the Land Exchange Alternative would use the same construction techniques and result in similar long-term operational uses as the Proposed Project, impacts related to inefficient or wasteful use of nonrenewable resources during construction and long-term operation would be less than significant, similar to the Proposed Project. Further, the Land Exchange Alternative would be required to comply with applicable plans and policies. The Land Exchange Alternative General Plan Amendment Report (Appendix 4.1-1J) analyzed the Land Exchange Alternative's compliance with the applicable General Plan and Otay Ranch GDP/SRP policies, and determined that the Land Exchange Alternative would be consistent with energy-related policies, similar to the Proposed Project. Although the Land Exchange Alternative would result in increased energy demand due to increased population, energy impacts would remain less than significant. No mitigation would be required.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that the feasibility of the Land Exchange Alternative is dependent on the State of California and its willingness to go forward with the proposed land exchange. The Land Exchange Alternative is physically feasible and, would reduce several impacts compared to the Proposed Project while simultaneously and comprehensively planning the entirety of Village 14 and Planning Areas 16/19 of the Otay Ranch GDP/SRP. Without limitation, please refer to the following documents: FEIR Subchapter 4.8, Sections 4.8.1, 4.8.2, 4.8.3, 4.8.4, 4.8.5.

VII. OTHER CEQA CONSIDERATIONS

A. Reasons Why the Project is Being Proposed, Notwithstanding Significant Unavoidable Impacts

Pursuant to CEQA Guidelines Section 15126.2(b), the EIR explains why the Project is being proposed notwithstanding its significant unavoidable impacts. While a lead agency must contemplate the implications of adverse environmental impacts, the fundamental purpose of land use planning and development is to supply an array of land uses while considering environmental and economic realities. Here, the benefits of the Project will outweigh the significant and unavoidable environmental impacts remaining after implementation of numerous PDFs and mitigation measures.

B. Growth-Inducing Impacts

Pursuant to CEQA Guidelines Sections 15126(d) and 15126.2(d), the EIR examines ways in which the Project could induce economic or population growth, or the construction of additional development, either directly or indirectly, in the surrounding environment. As discussed in the EIR, the Project would not be considered growth inducing for the following reasons: (i) the Proposed Project would not propose more homes in Village 14 or Planning Areas 16/19 than approved in the Otay Ranch GDP/SRP, as analyzed in the certified Otay Ranch PEIR; (ii) the Proposed Project would reduce the size of Proctor Valley Road from four lanes to two lanes; (iii) the Proposed Project would eliminate Proctor Valley Road easterly toward SR-94 through Planning Area 16; and (iv) the Proposed Project is adjacent to Otay Ranch RMP/MSCP Preserve lands to the west, north, and east, and Lower Otay Reservoir to the south, which would physically constrain any additional growth. For these reasons, the Proposed Project, while accommodating growth for which plans have already been adopted, would not significantly induce growth.

C. Significant Irreversible Environmental Changes

Pursuant to CEQA Guidelines Sections 15126.2(c) and 15127, the Final EIR Section 3.1.10 evaluates significant irreversible environmental changes that will be caused by implementation of the Project. The Project will require a commitment of nonrenewable and renewable resources that will include: (1) changes to topography and biology; (2) building materials; (3) water; and (4) energy resources.

Specifically, the Project will alter approximately 741 acres by grading and development of the Project Site (including fuel modification zones), resulting in the permanent removal of on-site habitat as detailed in the Final EIR at Section 2.4, Biological Resources. In addition, construction of the Project will require the consumption of resources that are not renewable or that may renew so slowly as to be considered non-renewable. These resources would include the following construction supplies:

- certain types of lumber and other forest products;
- aggregate materials used in concrete and asphalt such as sand, gravel, and stone;
- metals such as steel, copper, and lead;
- petrochemical construction materials such as plastics;
- water; and
- fossil fuels such as gasoline and oil. Fuels will be used by construction equipment, vehicle trips during construction, and in the harvesting, mining, and/or manufacturing of construction materials, although some construction materials would be generated from the Project Site source.

These construction materials and fuels would likely be committed to other similar projects in the region if not used for the Project. Resources used for the Project would be typical of similar residential projects in the region.

During operation, the Project will consume fossil fuels for electricity, natural gas, and transportation, and water for drinking and bathing. Fossil fuels would represent the primary non-renewable energy source associated with construction and ongoing operation of the Project, and the existing, finite supplies of these natural resources would be incrementally reduced. Energy use would be a long-term commitment, and the use of energy would be irretrievable, although any energy-saving features of the Project would reduce this commitment.

In sum, construction and operation of the Project would result in the irretrievable commitment of non-renewable resources, which would limit the availability of these particular resources for future generations or for other uses during the life of the Project. However, the Project includes requirements for energy and water conservation so that use of those resources would be of a relatively small scale compared to similar development without such requirements. Additionally, the Project would accommodate growth forecasted for the Otay Ranch area, as discussed in Section 3.1.5, Population and Housing. The loss of such resources would not be highly accelerated when compared to existing conditions and growth projections for San Diego County. The Project's irretrievable commitments of resources have been evaluated and, based on that evaluation, the County of San Diego has determined that the Proposed Project's consumption of those resources is justified (CEQA Guidelines, §15126.2(c)). Therefore, although irretrievable commitment of resources will result from the Project, such changes would be considered less than significant.

D. Potentially Significant Effects from Implementation of Mitigation Measures

Pursuant to CEQA Guidelines Section 15126.4(a)(1)(D), the Final EIR evaluates whether implementation of any of the recommended mitigation measures would result in significant impacts. Except where such impacts are specifically noted, the County finds no significant impacts will occur as a result of implementation of Project mitigation measures.

E. Effects Found not to be Significant

CEQA Guidelines Section 15128 requires an EIR to contain a brief statement indicating reasons that various possible significant effects of a project were determined not to be significant and therefore are not discussed in detail in the EIR. Through the Initial Study, the County did not identify any subject areas where impacts will clearly be less than significant. Therefore, all issue areas were discussed in detail in the EIR.

VIII. GENERAL CEQA FINDINGS

A. Mitigation Monitoring and Reporting Program

1) General Finding

Pursuant to Section 21081.6 of the Public Resources Code, the County, in adopting these Findings, also adopts the MMRP for the Otay Ranch Village 14 and Planning Areas 16/19 Project. The MMRP is designed to ensure that, during project implementation, the County and other responsible parties will comply with the mitigation measures adopted in these Findings. The County hereby binds itself to cause the various feasible mitigation measures to be implemented in accordance with the Final EIR and MMRP. The mitigation measures constitute a binding set of obligations upon the County's certification and approvals identified herein.

The County hereby finds that the MMRP, which is incorporated into the project conditions of approval, meets the requirements of Public Resources Code Section 21081.6 by providing for the implementation and monitoring of project conditions intended to mitigate potential environmental effects of the project.

2) Project Design Features

Note that the Project's MMRP includes not only those mitigation measures required by CEQA to be made enforceable via its adoption, but also those enumerated project design features identified in the Final EIR and factored into the Project's impact analyses. Inclusion of those project design features in the MMRP provides the County with the necessary mechanisms to oversee the implementation and enforcement of the project design features in a manner akin to that used for the mitigation measures.

3) Regulatory Compliance

Federal, state, regional, and local laws contain certain regulatory compliance measures that must be adhered to in implementing the Project. The Final EIR describes the regulatory setting within each chapter, which includes the details of regulatory compliance measures. Where regulatory compliance measures are required by law, the County has not separately proposed or adopted mitigation requiring regulatory compliance. The County hereby finds that the Project will comply with all applicable regulatory compliance measures.

B. CEQA Guidelines Sections 15091 And 15092 Findings

Based on the foregoing findings and the information contained in the administrative record, the County has made one or more of the following findings with respect to each of the significant effects of the project:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and such changes have been adopted by such other agency, or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly-trained workers, make infeasible the mitigation measures or alternatives identified in the Final EIR.

Based on the foregoing findings and the information contained in the administrative record, and as conditioned by the foregoing:

1. All significant effects on the environment due to the project have been eliminated or substantially lessened where feasible.
2. Any remaining significant effects that have been found to be unavoidable are acceptable due to the overriding considerations set forth in Section XIII of this document.

C. County's Preparation of the EIR Pursuant to CEQA Guidelines Section 15084(d)

CEQA Guidelines § 15084 (d) provides a Lead Agency may choose one of the following arrangements or a combination of them for preparing a draft EIR:

(1) Preparing the draft EIR directly with its own staff.

(2) Contracting with another entity, public or private, to prepare the draft EIR.

(3) Accepting a draft prepared by the Applicant, a consultant retained by the Applicant, or any other person.

(4) Executing a third party contract or memorandum of understanding with the Applicant to govern the preparation of a draft EIR by an independent contractor.

(5) Using a previously prepared EIR.

The County has relied on Section 15084(d)(4) of the CEQA Guidelines, which allows executing a third party contract or memorandum of understanding with the applicant to govern the preparation of an EIR by an independent contractor. Subject to specific responsibilities imposed on the Project Applicant and EIR consultant, the County's sole right and discretion to determine

the adequacy of performance of the EIR consultant, and the County's responsibility to independently review and analyze all documentation for the project, the County allowed the Project Applicant to select and retain an EIR consultant to prepare the EIR submitted to the County for independent review. The County has reviewed and edited, as necessary, the submitted working drafts to reflect the County's own independent judgment, including reliance on County technical personnel from various County departments.

D. County's Independent Judgment

Pursuant to Public Resources Code Section 21082.1(c), the County hereby finds it has independently reviewed and analyzed the Final EIR, and that the Final EIR reflects the independent judgment of the County as the Lead Agency for the Project.

E. Nature of Findings

Any finding made by the County shall be deemed made, regardless of where it appears in this document. All of the language included in this document constitutes findings by the County, whether or not any particular sentence or clause includes a statement to that effect. The County intends that these findings be considered as an integrated whole and, whether or not any part of these findings fail to cross reference or incorporate by reference any other part of these findings, that any finding required or committed to be made by the County with respect to any particular subject matter of the Final EIR, shall be deemed to be made if it appears in any portion of these findings.

F. Reliance on Record

Each and all of the findings and determinations contained herein are based on the competent and substantial evidence, both oral and written, contained in the entire administrative record relating to the Otay Ranch Village 14 and Planning Areas 16/19 Project. The Otay Ranch Village 14 and Planning Areas 16/19 Project's record includes, but is not limited to:

- The Final EIR for the project;
- All reports, project application materials, memoranda, maps, letters, and other planning documents, including attachments, related documents, and all documents cited, incorporated by reference or relied on in those materials, prepared by the EIR consultant, the Project applicant, the County, and Commission staff relating to the EIRs;
- Any minutes and transcripts of all public meetings and public hearings relating to the Project;
- All notices issued by the County to comply with CEQA, the CEQA Guidelines, or any other law governing the processing and approval of the project;
- Matters of common knowledge to the County, which include, but are not limited to the San Diego County General Plan; the Otay Ranch GDP/SRP documents, the Otay Ranch Program EIR ("PEIR"), the MSCP Plan, the MSCP County Subarea Plan, Implementing

Agreement, MSCP Annual Reports; and,

- Any other written materials relevant to the County's compliance with CEQA, and its decision on the merits of the project, including documents that have been released for public review, and copies of reports, studies or other documents relied on in any environmental documentation for the project and either made available to the public during the public comment period or included in the County's files.

The findings and determinations constitute the independent findings and determinations of the County in all respects and are fully and completely supported by substantial evidence in the record as a whole.

G. Custodian of Records

The custodian of the documents or other material which constitute the record of proceedings upon which the County's decision is based is identified as follows:

County of San Diego, Planning & Development Services
Project Processing Center
5510 Overland Avenue, Suite 110
San Diego, California 92123

County of San Diego, Clerk of the Board of Supervisors
1600 Pacific Highway, Room 402
San Diego, California 92101

H. Relationship of Findings to EIR

These findings are based on the most current information available. Accordingly, to the extent there are any apparent conflicts or inconsistencies between the Final EIR and these Findings, these Findings shall control, and the Final EIR is hereby amended as set forth in these findings.

I. Responses to Late Comments Not Required

CEQA Guidelines Section 15105 requires that the County provide a 45-day public review and comment period on the Draft EIR. The County complied with 45 days for public review and comment. The public comment period for the Draft EIR began on March 1, 2018 and ended on April 16, 2018.

The County received comment letters commenting and re-commenting on the Draft EIR after the close of the public review period, which did not address new environmental documentation or significant new information. The County is not required to provide a written response to late letters. (Pub. Resources Code, § 21091(d); CEQA Guidelines, § 15088.) The County further

finds that comments on the Draft EIR that could have been offered during the 45-day public review and comment period should have been made at that time. Nonetheless, the County fully considered these comments and finds that the late comments do not negate the adequacy of the environmental analysis prepared for the Otay Ranch Village 14 and Planning Area 16/19 project, as presented in the Project's Final EIR.

J. Recirculation Not Required

CEQA Guidelines Section 15088.5 provides the criteria that a lead agency is to consider when deciding whether it is required to recirculate an EIR. Recirculation is required when "significant new information" is added to the EIR after public notice of the availability of the Draft EIR is given, but before certification. (CEQA Guidelines, §15088.5(a).) "Significant new information," as defined in CEQA Guidelines Section 15088.5(a), means information added to an EIR that changes the EIR so as to deprive the public of a meaningful opportunity to comment on a "substantial adverse environmental effect" or a "feasible way to mitigate or avoid such an effect (including a feasible Project alternative) that the Project's proponents have declined to implement."

An example of significant new information provided by the CEQA Guidelines is a disclosure showing that a "new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented;" that a "substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance;" or that a "feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it." (CEQA Guidelines, §15088.5(a)(1)-(3).)

Recirculation is not required where "the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR." (CEQA Guidelines, §15088.5(b).) Recirculation also is not required simply because new information is added to the EIR - indeed, new information is oftentimes added given CEQA's public/agency comment and response process and CEQA's post-Draft EIR circulation requirement of proposed responses to comments submitted by public agencies. Instead, recirculation is "intended to be an exception rather than the general rule." *(Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal.4th 1112, 1132.)

In this legal context, the County finds that recirculation of the Draft EIR prior to certification is not required. In addition to providing responses to comments, the Final EIR includes revisions to expand upon information presented in the Draft EIR; explain or enhance the evidentiary basis for the Draft EIR's findings; update information; and make clerical revisions to the Draft EIR. The Final EIR's revisions, clarifications and/or updates do not result in any new significant impacts or increase the severity of a previously identified significant impact.

In sum, the Final EIR demonstrates that the Project will not result in any new significant impacts

or increase the severity of a significant impact, as compared to the analysis presented in the Draft EIR. The changes reflected in the Final EIR also do not indicate that the meaningful public review of the Draft EIR was precluded in the first instance. Accordingly, recirculation of the EIR is not required as revisions to the EIR are not significant as defined in Section 15088.5 of the CEQA Guidelines.

IX. CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, CEQA GUIDELINES § 15090

The Board of Supervisors certifies that the Final EIR, dated October 2018, on file with the Department of Planning & Development Services, as Environmental Review No. ER-16-19-006, has been completed in compliance with CEQA and the State CEQA Guidelines, that the EIR was presented to the Board of Supervisors, and that the Board of Supervisors reviewed and considered the information contained therein before approving the Project, and that the EIR reflects the independent judgment and analysis of the Board of Supervisors. State CEQA Guidelines § 15090.

X. STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to Public Resources Code Section 21081(b) and State CEQA Guidelines section 15093(a) and (b), the County is required to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological or other benefits of the project, including region-wide or statewide environmental benefits, outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable." (CEQA Guidelines, §15093 (a).) CEQA requires the agency to identify, in writing, the specific reasons for considering a project acceptable when significant impacts are not avoided or substantially lessened. Those reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record. (CEQA Guidelines, §15093(b).)

Courts have upheld overriding considerations that were based on a variety of policy considerations including, but not limited to, new jobs, stronger tax base, and implementation of an agency's economic development goals, growth management policies, redevelopment plans, the need for housing and employment, conformity to community plan, and provision of construction jobs, See *Towards Responsibility in Planning v. City Council* (1988) 200 Cal App. 3d 671; *Dusek v. Redevelopment Agency* (1985) 173 Cal App. 3d 1029; *City of Poway v City of San Diego* (1984) 155 Cal App. 3d 1037; *Markley v. City Council* (1982) 131 Cal App.3d 656.As explained above, several significant impacts remain significant and unavoidable for the Project despite the proposed mitigation measures. These significant unavoidable impacts are related to: agricultural resources, aesthetics, air quality, noise, and transportation and traffic (See Sections IV and V, above).

The County finds that all feasible mitigation measures identified in the Final EIR that are within the purview of the County will be implemented with the Project, and that the remaining significant unavoidable effects are outweighed and are found to be acceptable due to the following specific overriding economic, legal, social, technological, or other benefits, based upon the facts set forth in these Findings, the Final EIR, and the record.

A. Overriding Benefits Resulting from the Project

The County finds that the Project would have the economic, legal, social, technological, or other overriding benefits, including region-wide or statewide environmental benefits, listed below. Each of the benefits cited below constitutes a separate and independent basis that justifies approval of the Project and outweighs the unavoidable adverse environmental effects of approving the Project and thus makes the adverse environmental effects acceptable. Thus, even in the absence of one or more of the reasons set forth below, the County has determined that each remaining reason, or any combinations of reasons, is a sufficient basis for approving the Project, notwithstanding any significant and unavoidable impacts that may occur.

1) **Balanced Land Use Benefits**: The Project has been designed to accommodate existing, planned, and future growth in southeast San Diego County by providing a diverse range of housing opportunities in conjunction with a Village Core, which supports a mix of uses for the benefit of the new community and surrounding areas. The Project will provide a comprehensive array of land uses for a balanced community of homes, employment, neighborhood commercial, education and recreation. The Project also includes Otay Ranch RMP Preserve, open space, parks, bike lanes, and walkable trails and pathways, which act as a connective thread throughout the community. The Project will strike a balance between housing, conservation of sensitive natural resources, land use, and transportation considerations. Importantly, the Project will provide much needed housing in San Diego County in accordance with the County General Plan.

2) **Benefits of Sustainable Design:** The Project would maintain an environmentally sustainable community and reduce greenhouse gas (GHG) emissions that contribute to climate change through a variety of Project planning and design features and mitigation measures. The Project has committed to offset all of its greenhouse gas emissions to achieve and maintain carbon neutrality (i.e., net zero emissions) for the life of the project. In terms of planning and design, the project would feature walkable and bicycle-friendly neighborhoods and streets; a balance of housing types and other land uses including an elementary school site (if deemed necessary), commercial/retail uses; well-integrated private and public parks, and a system of trails and pedestrian pathways, including the 4.5 mile Proctor Valley Community Pathway from City of Chula Vista to Jamul along Proctor Valley Road and the 3-mile-long “Park to Park” pedestrian loop which

would connect the public and private parks throughout the community to the Project's various neighborhoods.

In addition, the Project would also include a multi-pronged approach to increase electric vehicle ("EV") adoption for residents. As part of this strategy, Level 2 EV Supply Equipment would be installed in half of all residential units (560 units) and all homes would be pre-wired for EV charging stations, and 10 parking spaces located in the Village Core's commercial development area and P1 through P4 park areas would include charging stations (PDF AQ/GHG-6). These strategies—in conjunction with market forces decreasing the cost and increasing the availability of EVs, regional charging initiatives decreasing range anxiety and increasing the share of miles driven by plug-in hybrid electric vehicles in EV mode, and state targets fueling programs and incentive pools making EV ownership more cost effective and appealing—will increase the market penetration of EVs and share of EV miles driven as a result of the Project. The Project would also implement a school bus program in coordination with the school districts, provide a school carpool program by coordinating with the local school district and SANDAG, and provide bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the Project Area. The Project has thus incorporated extensive sustainability features onsite, and has further committed to offset all greenhouse gas emissions to achieve carbon neutrality.

Further, per CEC's 2016 Residential Compliance Manual (CEC 2015c), all single-family homes constructed as part of the Project would be designed with pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In general, single-family homes built to the 2016 standards are anticipated to use about 28% less energy for lighting, heating, cooling, ventilation, and water heating than those built to the 2013 standards, and non-residential buildings built to the 2016 standards will use an estimated 5% less energy than those built to the 2013 standards (CEC 2015a). The Proposed Project residential land uses, however, would be zero net energy (ZNE), which exceeds the energy efficiency requirements of the 2016 Title 24 standards and includes 100 % solar energy on residential homes.

Finally, non-residential uses would have 10% greater building energy efficiency than required by the 2016 state energy efficiency standards in Title 24 (PDF AQ/GHG-3). CalEEMod default values assume compliance with the 2013 Title 24 standards, which became effective on July 1, 2014.[3] For non-residential uses, the 2016 Title 24

[3] CalEEMod Version 2016.3.1 was the current version of CalEEMod when the Proposed Project analysis was initiated. In October 2017, CalEEMod Version 2016.3.2 was released. The most notable upgrade is the incorporation of percent reductions in default energy consumption to reflect compliance with the 2016 Title 24,

standards result in approximately 5% less energy use than those built to the 2013 standards (CEC 2015a).

3) **Connected Neighborhoods and Community Development Benefits**: The size of the project site provides the opportunity to develop a comprehensively planned community in which land uses are properly sited, and infrastructure and public services are planned in advance and coordinated with regional infrastructure and public services. The project would create sustainable, connected neighborhoods designed to create community and a sense of place among residents. The Village Core is designed to provide shopping for convenience goods and personal services for day-to-day needs of project residents and the surrounding community. The project also incorporates a multimodal transportation network supporting pedestrian, equestrian, bicycle, and vehicular use throughout the project community, with connections to off-site roads supporting the same. Development of the proposed sustainable connected neighborhoods, is consistent with the Otay Ranch GDP/SRP policies, County's Community Development Model and the "Specific Plan Area" designation in the General Plan. The Otay Ranch GDP/SRP, a component of the County General Plan, was based on planning principals similar to the Community Development Model. Consistency with the Community Development Model was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Specific Plan includes a variety of residential and non-residential land uses arranged to meet the County General Plan Guiding Principles, which generally provide for the development of land uses, investment in infrastructure and public services, and conservation of natural resources that enable the County's residents and businesses to enjoy a more sustainable environment, economy, well-being and health.

4) **Benefits from Range of Housing Options and Design**: The project would develop a mix of housing types and choices accommodating a range of consumer life stages and income levels. The project's residential component includes up to 1,119 total homes[4], including 994 single-family homes on varying lot sizes and

Part 6 Building Energy Efficiency Standards. Proposed Project energy use data was used for the residential buildings to reflect zero net energy (ZNE), but because Proposed Project data was not available for the non-residential structures, CalEEMod defaults reflecting the 2013 Title 24 standards were used. CalEEMod default values were assumed to be improved 5% to meet 2016 standards, and then improved by 10% to reflect the implementation of PDF-AQ/GHG-3.

[4] This total includes 97 residential units that would be constructed on the proposed 9.7-acre school site, should the elementary school not be constructed. Construction of the elementary school is contingent on the future needs of the Chula Vista Elementary School District (CVESD). To account for this uncertainty regarding the school site, the Proposed Project is assessed as one of two possible scenarios (or an analysis of both) for each environmental topic in the EIR. The two scenarios are 1,119 residential units and no elementary school, or 1,022 residential units and an elementary school. The scenario chosen to be analyzed for each environmental topic is the worst-case scenario for potential significant impacts.

125 ranchette homes. Of the 1,119 total homes, 112 would be residential ranchettes with a minimum lot size of 2 acres, and 13 would be residential estates with an average lot size of 1 acre. These would be located in Planning Areas 16 and 19, respectively, and would serve as a transitional area between the Village 14 Village Core and the rural community of Jamul. The project's mix of housing types and choices would also support a reasonable share of San Diego County's projected regional population growth to help the County meet its required regional housing needs, as detailed in the County's General Plan Housing Element and SANDAG's Regional Housing Needs Assessment.

The project achieves the goal of a predominantly single-family community with a mix of densities and uses, including housing, retail, schools, parks, and public uses, and achieves the objective of providing a transitional community between Chula Vista and Jamul with a rural estate area adjacent to Jamul. The project would comply with existing Otay Ranch Design Guidelines and be similar to the bulk, scale, and architectural design of surrounding projects. The Village Design Plan for Village 14 and Design Guidelines for Planning Area 16/19 encourage differentiation in building mass, roof forms, materials, color, and floor heights to reduce building bulk and create variety within the building façade. A cohesive design of development along the scenic Proctor Valley roadway will improve public access to views designated as scenic resources.

5) **Biological Preserve and Open Space Benefits:** The project would preserve substantial open space and thereby enhance native habitat conservation and natural community conservation planning in southeast San Diego County. The project would permanently dedicate and provide funding for management of open space to protect multiple special-status species and their habitats and provide connectivity to existing designated open space and preserve areas in areas surrounding the project. Specifically, the project would convey an estimated 776.8 acres to the Otay Ranch (RMP) Preserve,[5] as required by the Otay Ranch RMP preserve conveyance requirement, the 1997 Multiple Species Conservation Program (MSCP), the MSCP County Subarea Plan (Southern Segment), and the Implementing Agreement for the County MSCP Subarea Plan. Once conveyed, these estimated 776.8 acres will be managed in perpetuity by the Otay Ranch Preserve Owner/Manager (POM). In this way, the project facilitates the MSCP's long-anticipated assembly of the RMP Preserve at Otay Ranch. Of the estimated 776.8 acres to be conveyed to the preserve based on the Project's design, it is anticipated that approximately 426.7 acres are located within the Project Area, while the remaining

[5] The actual conveyance will be based on the RMP's 1.188 mitigation ratio as determined at Final Map.

conveyance obligation acreage would be located outside the Project Area, but within the Otay Ranch RMP Preserve, consistent with the RMP conveyance requirements. In addition, the project will also set aside and designate 72.4 acres as Conserved Open Space, and 127.1 acres of Limited Development Area (LDA), which are areas that are not part of the Otay Ranch RMP Preserve but on which development is restricted. LDA areas may be included within private lots, but would have the following set of restrictions: removal of native vegetation would be prohibited (except as necessary for construction of infrastructure such as roads and utilities); no buildings or other structures; agriculture, landscaping, livestock, grazing, horses, trash disposal, or fencing are allowed within these areas. LDAs can also be used for fuel modification thinning zones. The project also would implement a Preserve Edge Plan that will identify allowable uses within appropriate land use designations for areas adjacent to the Otay Ranch RMP Preserve and buffer techniques to be implemented within the 100-foot buffer adjacent to the Otay Ranch RMP Preserve, and is designed to complement and integrate the Fire Protection Plan. The Preserve Edge Plan addresses fuel modification, establishes a landscape palette within the buffer, and addresses other land use adjacency considerations at the development/Preserve interface.

6) Multi-Modal Transportation Benefits: The project would create sustainable connected neighborhoods, consistent with the Otay Ranch GDP/SRP, County's Community Development Model and "Specific Plan Area" designation in the General Plan, and facilitate a multi-modal transportation network linked to regional transportation mobility options. The Specific Plan incorporates the village concept established in the Otay Ranch GDP/SRP by creating a Village Core containing a mix of land uses connected by an extensive trail and bikeway system. These pedestrian and bicycle routes reinforce a pedestrian friendly concept as well as promote the use of alternative modes of transportation. Residents will have opportunities to interact with neighbors and other village residents as they walk or ride to their destinations.

The project would also include a Transportation Demand Management (TDM) Program of mobility alternatives to private vehicle trips (e.g., single occupancy trips). The TDM Program will include the following:

- A comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various Proposed Project phases, land uses, parks/open spaces, school, and the Village Core. Where approved by the appropriate jurisdiction, the pedestrian network would also provide connections to the various recreational trails and multimodal facilities accessing the Project Area.

- Bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the Project Area.
- A requirement to coordinate with the San Diego Association of Governments' (SANDAG) iCommute program for carpool, vanpool, and rideshare programs that are specific to the Proposed Project.
- A requirement to promote available websites providing transportation options for residents and businesses.
- Create and distribute a "new resident" information packet addressing alternative modes of transportation.
- A requirement to coordinate with San Diego Metropolitan Transit System (MTS) and SANDAG about the future sighting of transit stops/stations within the Project Area.
- A school carpool program that coordinates with the local school district and SANDAG. Provide dedicated parking space for the school carpool program in the Village Core.
- Implement a school bus program in coordination with the school district.
- The homeowner's associations within the Project Area to coordinate with the local school district and partner with the on-site elementary school to create a "walking school bus program" for neighborhood students to safely walk to and from school. The Proposed Project applicant would also coordinate with the local school district to encourage the provision of bicycle storage facilities at the on-site elementary school.
- A transportation coordinator (likely as part of a homeowner's association (HOA)) would be established to monitor the TDM Program, and would be responsible for developing, marketing, implementing, and evaluating the TDM Program.

In addition, the project would improve Proctor Valley Road – a General Plan Circulation Element road – but would alter its current (and planned) alignment to avoid vernal pools and similar biological features while implementing a series of five traffic-calming roundabouts.

7) Public Service Benefits: The project would construct public facilities phased concurrently with demand and would support public services within existing service areas without burden or cost to existing residents, visitors, or southeast County unincorporated communities. The project would be conditioned to work with the County and public agencies to provide new and expanded infrastructure, facilities, and public services to and within the vicinity of the project site. These

new infrastructure facilities and services would be sized and designed to serve the project and/or address existing impacted facilities such as roads and would be in areas already planned for new and/or expanded infrastructure and facilities. For example, the project includes a 2.3-acres Public Safety Facility, which would house a fire station in the Village Core, as well as a 500-square foot sheriff's storefront. In addition, the project's proposed improvements would include improvements to Proctor Valley Road, sewer and water infrastructure, public parks, fire service, undergrounding of utilities in on- and off-site areas, and an elementary school site. The project would be conditioned to require delivery, construction and/or funding of these improvements commensurate with the various phases of project development. Finally, the project would implement a Public Facilities Financing Plan (PFFP) to ensure that facilities and services are constructed and available concurrent with demand such that development of the project will not adversely impact the County.

The 980 Zone portion of the project is supplied by extending the Central Area System of the Otay Water District (OWD). The 1296 Zone portion of the project is supplied by extending the Regulatory System of the OWD. Development of the project will include a pump station and pressure reducing facilities to connect the Central Area 980 and Regulatory 1296 Zone systems. Interconnecting these two areas of the OWD system has regional benefit by allowing OWD to move water from one area of their system to another. This increases the overall redundancy and reliability of the OWD system and is of particular value during emergency situations when a normal water supply facility such as an aqueduct connection is out of service.

8) Recreational Benefits: The project would provide a range of recreational amenities and facilities that would be accessible to residents of both the Community and the surrounding area. The project would include 15.2 acres of public parks, including a Village Green of 7.2 acres. The project would also provide 4.5 acres of private parks including three swim clubs and 5 acres of pocket parks. With approximately 24.7 acres of public and private parkland distributed throughout the Project Area, the project allows residents access to park uses within ½-mile walking distance in accordance with San Diego Live Well. The project's parks provide residents valuable and unique opportunities for recreation, social interaction, learning, and teaching. The project's parks have been sized, designed, and designated as a combination of public and private parks in compliance with, and exceed the requirements of, the County's Parkland Dedication Ordinance (PLDO), which serves as the County's implementation ordinance to comply with the Quimby Act and to provide parks for its residents. The project also would provide a public trail network consisting of the 4.5-mile

Proctor Valley Community pathway, a 3-mile internal "Park-to-Park" Loop; and a 4.9-mile walking path in Planning Area 16. The project's proposed parks and its system of trails and pedestrian pathways would address an established public need for recreation, and would provide quality-of-life enhancing benefits associated with hiking, biking, and swimming to both its future residents and visitors, and existing and future residents of the surrounding communities.

9) **Energy Conservation:** The project would implement an Energy Conservation Plan that identifies feasible methods to reduce the consumption of non-renewable energy sources, through transportation, building design and use, lighting, recycling, alternative energy sources, water use, and land use. This plan complies with Appendix F, Energy Conservation, of the CEQA Guidelines. Opportunities for energy conservation in the Project Area include the following: the arrangement and intensity of land uses, programs to reduce vehicular trips (PDF-TR-1), building siting, design, and construction that include energy conservation measures (PDF-AQ/GHG-2, 3, 4, 5, 6, 7, 8, and 9) and water conservation measures incorporated into landscape and irrigation system design (PDF-UT-4). These design features also serve to reduce the emissions of greenhouse gases.

10) **Water Conservation:** The project would implement a Water Conservation Plan that identifies the proposed water conservation measures to be implemented in conjunction with the project to reduce potable water demand on private lots. The Water Conservation Plan includes both outdoor and indoor water conservation measures intended to reduce the overall water usage beyond existing requirements.

11) **Benefits from Development of Housing in Proximity to Jobs and Services:** The project site is well situated to place a range of housing opportunities close to existing employment centers. Specifically, the Project Area is within the Otay Ranch master-planned community, and adjacent to the Eastlake Business Park, which also includes the following employment centers: 180-acre Eastlake Business Park with approximately 2.2 million square foot office/industrial; 383-acre Chula Vista University and Innovation District with approximately 10 million square feet and a 20,000 full-time equivalent (FTE) student university; 85-acre Otay Ranch Regional Technology Park with approximately 2,200,000-square-foot industrial /office; 207-acre Otay Ranch Eastern Urban Center with approximately 3,487,000 square feet including 2,000,000 square feet of; and Otay Ranch Village 9 with approximately 1,500,000 Sq. Ft. Office/Commercial.

The project is located approximately 4 miles from direct access to SR-125 and 8 miles from I-805, providing regional access to existing job centers in the City of

Chula Vista, City of San Diego, National City, La Mesa and El Cajon. There are an estimated 67,196 jobs within Chula Vista and Otay Mesa.[6]

12) **Fiscal Benefits – Capital Improvements:** The PFFP includes an analysis of infrastructure facilities such as drainage, traffic, water, and sewer, as well as the provision of community services and facilities, including fire protection and emergency services, law enforcement, libraries, schools, and parks and identifies the methods for financing those improvements and services. The PFFP would ensure the project's phased development is implemented consistent with the overall goals and policies of the County's General Plan and the Otay Ranch GDP/SRP. Additionally, based on the August 2018 memorandum prepared by Terra Development Inc., the Project will expend approximately $77.5 million, excluding school fees and open space/conveyance (source: Terra Development, Inc; 2018) on public improvements, services, and benefits, including, but not limited to, the following:

- As designed, the project would convey an estimated 776.8 acres of Otay Ranch RMP to the Preserve Owner Manager (POM) for permanent biological open space. The Project has fully funded the preparation and approvals of studies, reports and management plans, and will establish or enter into a Communities Facilities District (CFD) to fund the management of the Otay Ranch RMP Preserve in perpetuity.
- The Project will expend an estimated $30.7 million to improve Proctor Valley Road, including the five roundabouts and three wildlife crossings. As County Mobility Element Roadway, improvements to Proctor Valley Road would otherwise be funded by the County and its taxpayers.
- The Project would pay the County Transportation Impacts Fees (TIF) of approximately $4.4 million to help fund regional transportation improvements in addition to improvements to Proctor Valley Road.
- The applicant has voluntarily entered into a Fire Service Agreement with the SDCFA which calls for dedicating a 2.3 acres public safety site and an estimated $3.2 million in funding for improvements of a new fire station and addition of trucks and equipment. The total value is estimated at $4.4 million which is well in excess of the approximately $2.0 million estimated as the equivalent SDCFA fire mitigation fees.
- The Project will pay fees or construct improvements to the Otay Water District ("OWD") and the San Diego County Water Authority ("SDCWA")

[6] The Census Bureau Longitudinal Employer-Household Dynamics program, https://lehd.ces.census.gov/, 2015

for improvements to their regional water systems in the amount of approximately $14.5 million.

- The Project will pay approximately $4.5 million in facility fees to the San Diego County Sanitation District, including the Salt Creek Interceptor fee, for improvements to their regional sewer systems.
- A network of 24.7 acres of parks would be developed as part of the Project, including four (4) public parks on 13.8 acres. The development of these four parks represents a public fiscal benefit of approximately $15.6 million, well in excess of the estimated $4.8 million in PLDO fees which would be expended by the project.
- In addition to public parks, the Project would develop 4.5 miles of public trails at a cost of approximately $1.1 million. The 4-mile Optional Perimeter Trail in Village 14 is estimated to cost $1.5M ($790k in the Southern area, $735k in the Central area).

13) **Fiscal Benefits – General Fund:** The PFFP also includes a Fiscal Impact Analysis that analyzes the project's financial impact at buildout on the General Fund by calculating the expected revenues generated by the project through the collection of certain taxes, licenses, and fees, as well as the anticipated costs of providing public services to the project. The Fiscal Impact Analysis anticipates the project will generate additional annual revenue to the General Fund primarily through increased property taxes and property taxes in-lieu of vehicle license fees. The additional annual General Fund revenues generated are more than the costs incurred which consist primarily of police and other public safety functions. The project's direct impact to the General Fund is summarized as total recurring annual revenue of $7.2 million and total recurring annual expenditures, excluding fire, of $4.9 for a net annual surplus of $2.3 million at buildout. Fire costs are anticipated at $1.5 million annually and will be funded by a combination of tax revenues and the Project.

14) **Economic Benefits:** The project encourages economic growth and diversity within the County of San Diego. The number of dwelling units on the project site increases tax revenues from residential and commercial uses, supports employment of construction workers, and reduces per capita costs for provision of public services. Additionally, permanent jobs would be created by the build-out of the Village Core component of the proposed project.

B. Conclusion

In light of the foregoing, and the information contained within the Final EIR and other portions of the project record, the County concludes that implementation of the Otay Ranch Village 14

and Planning Areas 16/19 project will result in the development of a beneficial project as outlined above. The County also finds that the benefits identified above outweigh and make acceptable the significant, unavoidable environmental impacts associated with the Otay Ranch Village 14 and Planning Areas 16/19 project and, accordingly, adopts this Statement of Overriding Considerations.

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ATTACHMENT A

Otay Ranch Village 14 and Planning Areas 16/19
Public Benefit Summary
(Terra Development, Inc; 2018)

Terra DEVELOPMENT, INC.
2127 Olympic Parkway Suite 1006-271 Chula Vista, CA 91915

August 31, 2018

Mrs. Liz Jackson
Jackson Pendo Development
2245 San Diego Avenue, Suite 223
San Diego, CA 92210

RE: OTAY RANCH VILLAGE 14 AND PLANNING AREAS 16/19 PUBLIC BENEFIT SUMMARY

Dear Liz:

In addition to the construction of project-specific infrastructure associated within Otay Ranch Village 14 and Planning Areas 16/19 ("Project"), numerous additional facilities or elements are included in the Project TM being processed which benefit the region as a whole. These range from physical infrastructure serving the regional systems, to public parks, to agency fees paid for future maintenance and/or improvements as deemed necessary by local agencies. All of the anticipated costs depicted are based on professional judgement and an assessment of information available at this time. Any of the fees included are based upon current identified fees from the appropriate agency.

The cost opinion of these public benefits has been developed by an assessment of the tentative map prepared by Hunsaker Associates, various documents from Wilson Engineering, assessments from The Engineering Partners, Inc., school fee data from DPFG and preliminary park and open space concept exhibits in the Project's Specific Plan. Unless noted otherwise, the costs presented includes all elements associated with the facilities construction including grading, storm drain, sewer, water, joint trench, surface improvements, consultant, agency costs/fees, and a contingency factor. The costs associated with agency fees are derived from the most current online resources readily available.

1. **Proctor Valley Road Improvements**
   The Project will deliver a permanent paved access connecting the current termination points of Proctor Valley Road between the EastLake/Rolling Hills Ranch area at Agua Vista and Echo Valley Road in Jamul. The road will provide approximately 4.5 miles of vehicular access with a single lane in each direction, bike lane in each direction, and pedestrian access the entire route as designed on the TM. The anticipated cost of this facility to provide all-weather, permanent access for the public, fire, and emergency services is estimated to be $26,570,342.

2. **Proctor Valley Road – Wildlife Crossings**
   As required per the Otay Ranch Resource Management Plan, wildlife crossings are provided on the TM. These will be constructed in lieu of an at-grade road. There are a total of three crossings located along the future alignment of Proctor Valley Road. The anticipated cost of these facilities is estimated to be $4,106,952.

3. **Potable Water Expansion**
   The current Otay Water District (OWD) system terminates at or near the existing paved portions of Proctor Valley Road. The Project will construct and deliver to OWD, a 20" transmission pipeline which connects the District's Central Area System (980 zone) at the eastern edge of Chula Vista and the Regulatory System (1296 zone) in Jamul. Also included with this scope are pressure reducing stations and a pump station to facilitate the District's moving of water between the systems. The ability to move water between these system increases the overall system redundancy and reliability for the District during emergency situations and during San Diego County Water Authority (SDCWA) shut down periods. The anticipated total cost of this expansion is $7,242,602.

   The Project includes the construction of a 2,000,000-gallon reservoir which will function in conjunction with the expansion described above. The cost associated with this reservoir is estimated at $2,362,500.

In addition to these construction costs, potable water meters will be purchased. These fees associated with the Project's potable water meters will be used by OWD and SDCWA for ongoing maintenance and improvements to the expansion described above. Using OWD's fee structure as of 7/1/18, the total of the fees paid on potable water meters is estimated at $15,022,810, less credits for the transmission line and the reservoir for a total of $5,417,708.

4. **Public Parks**
The Project will construct and turn-over four public park facilities totaling 15.2 acres. These facilities will be designed to augment the 20 private parks constructed by the Project (costs not included herein). Costs include the land dedication, design, and construction. The total anticipated cost associated with these four facilities is $15,600,741, including $5,150,000 associated with the land dedication. Although the cost for these public parks will be more than double the $4.8M Park Land Dedication Ordinance (PLDO) fees, the Project is committed to providing these public park facilities.

5. **Sewer Fees**
Sewer has been planned to connect to the Salt Creek Interceptor since 1994. In addition to construction of the various sewer components of this development, the Project will pay San Diego County Sanitation District facility and annexation fees. The fees are utilized by the District for maintenance and improvements to the regional County system and the Salt Creek Interceptor. In total, the fees are estimated at $4,466,949.

6. **Transportation Fees**
The Project is subject to the County's Transportation Impact Fee (TIF). These funds help fund future regional transportation enhancements as deemed necessary by the County and to meet State law requirements. In total, the Project is estimated to fund $4,353,388 in these fees.

7. **Fire Safety**
The San Diego County Fire Authority (SDCFA) assesses fees on residential and commercial use structures for the purpose of fire safety. These fees would amount to approximately $2,100,000. However, through a voluntary Fire Service Agreement, the Project will dedicate 2.3 acres to public safety use at a value of $1,150,000. In addition, in lieu of SDCFA fees, through the Project's Fire Service Agreement, the Project proposes SDCFA funding in the amount of $3.2M to facilitate a new fire station and associated trucks and equipment. In total, the Project is estimated to fund $4.3M towards SDCFA facilities.

8. **Trail System**
In addition to the pedestrian access provided along Proctor Valley Road and within the Project, extensive trails have been included. A 10-foot DG Community Pathway along Proctor Valley Road, totaling 4.5 miles will be constructed at an estimated cost of $1,115,903.

At the recommendation of County staff, the optional 4-mile perimeter trail in Village 14 is estimated to cost $1.5M ($790k in the Southern area, $735k in the Central area).

9. **School Fees**
With the development of the residential units, school fees will be paid to Chula Vista Elementary School District, Jamul-Dulzura Union School District, Sweetwater Union High School District and Grossmont Union District. These funds will be used by the districts for school facilities. Considering numerous factors, the total of these fees is estimated to range between $11M and $25M depending on the level of fees assessed.

10. **Open Space Conveyance**
In accordance with the Otay Ranch Resource Management Plan, 776.8 acres of permanent open space is estimated to be conveyed to the RMP Preserve. Additionally, 73.4 acres of Conserved Open Space will be set aside as permanent biological open space. In addition to the open space acreage, the Project will create/participate in a Communities Facilities District (CFD) to fund the open space management in perpetuity. The cost for this conveyance and CFD participation (not including ongoing costs) is estimated at $25.5 million.

August 31, 2018
Village 14 Public Benefit Summary

The sum of the above public benefit ranges from $114 to $128 million. Utilizing my professional opinion and judgement, these anticipated costs are based upon the various referenced unapproved documents available at this TM stage. Therefore, cost estimates are preliminary in nature and anticipated to be refined at a later date once full design working engineering drawings are complete and formal construction proposals obtained.

Sincerely,

Brian Canaris
President

Attachment H –

RESOLUTION APPROVING GENERAL PLAN AMENDMENT PDS2016-GPA-16-008

A RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS ADOPTING)
GENERAL PLAN AMENDMENT (GPA) PDS2016-GPA-16-008)

WHEREAS, pursuant to Government Code Sections 65350 et seq, GPA PDS2016-GPA-16-008 has been prepared, being the fourth amendment to the Land Use Element, the third amendment to the Mobility Element, and the first amendment to the Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/Otay SRP), in the Calendar Year 2018; and

WHEREAS, GPA PDS2016-GPA-16-008 has been filed by GDCI Proctor Valley, L.P. (hereinafter referred to as "applicant") consisting of amendments to the Land Use Element, Mobility Element, and the Otay Ranch GDP/Otay SRP; and

WHEREAS, pursuant to Government Code sections 65860 et. seq., associated zoning reclassifications (PDS2016-REZ-16-006), a Specific Plan (PDS2016-SP-16-002), and Tentative Map (PDS2016-TM-5616), have also been prepared; and

WHEREAS, on _____, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held a duly advertised public hearing on GPA PDS2016-GPA-16-008; and

WHEREAS, the Planning Commission made its detailed written recommendation concerning the actions described above; and

WHEREAS, the Planning Commission reviewed and considered the information contained in the Environmental Impact Report dated September 2018, on file with Planning & Development Services as Environmental Review Number (ER) PDS2016-ER-16-19-006 prior to making its recommendation on the project; and

WHEREAS, the Planning Commission identified that the proposed project, PDS2016-GPA-16-008, will have significant unmitigated impacts on the environment, but that there are specific economic, legal, social, technological or other benefits which will result from approval and implementation of the project; and

WHEREAS, on _____, the Board of Supervisors, pursuant to Government Code Section 65355 held a duly advertised public hearing on PDS2016-GPA-16-008; and

WHEREAS on _____, the Board of Supervisors made findings pursuant to Attachment __, Environmental Findings, of the Board of Supervisors Planning Report for the project.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors takes the following actions:

1. Certify that the Environmental Impact Report (EIR) dated September 2018 on file with Planning & Development Services as Environmental Review Number (ER) PDS2016-ER-16-19-006 has been completed in compliance with the California Environmental Quality Act and the State CEQA Guidelines, that the EIR was presented to the Board of Supervisors and the Board of Supervisors reviewed and considered the information contained therein before approving the project, and that the EIR reflects the independent judgement and analysis of the Board of Supervisors.

2. Adopt the findings concerning mitigation of significant environmental effects pursuant to CEQA guidelines section 15091(a). (Attachment __)

3. Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15091(d). (Attachment __ and __)

4. Adopt the Statement of Overriding Considerations pursuant to CEQA Guidelines section 15093. (Attachment __)

5. Adopt the Decision and Explanation Regarding Recirculation of the Draft Environmental Impact Report pursuant to CEQA Guidelines Section 15088.5(e). (Attachment __)

6. Found that proposed project is exempt from the Resource Protection Ordinance (County Code, section 86.601 et seq.) because it has been designed in accordance with the Otay Ranch Resource Management Plan (RMP), which is functional equivalent of the Resource Protection Ordinance.

7. Find that the infrastructure and public facilities proposed are adequate to meet the demands of the project.

8. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

9. Adopt Trail Option A that was presented to the Board of Supervisors and the Board of Supervisors reviewed and considered the information before approving the project, and that reflects the independent judgement and analysis of the Board of Supervisors.

10. Adopt Proctor Valley Road Option #2 that was presented to the Board of Supervisors and the Board of Supervisors reviewed and considered the information before approving the project, and that reflects the independent judgement and analysis of the Board of Supervisors.

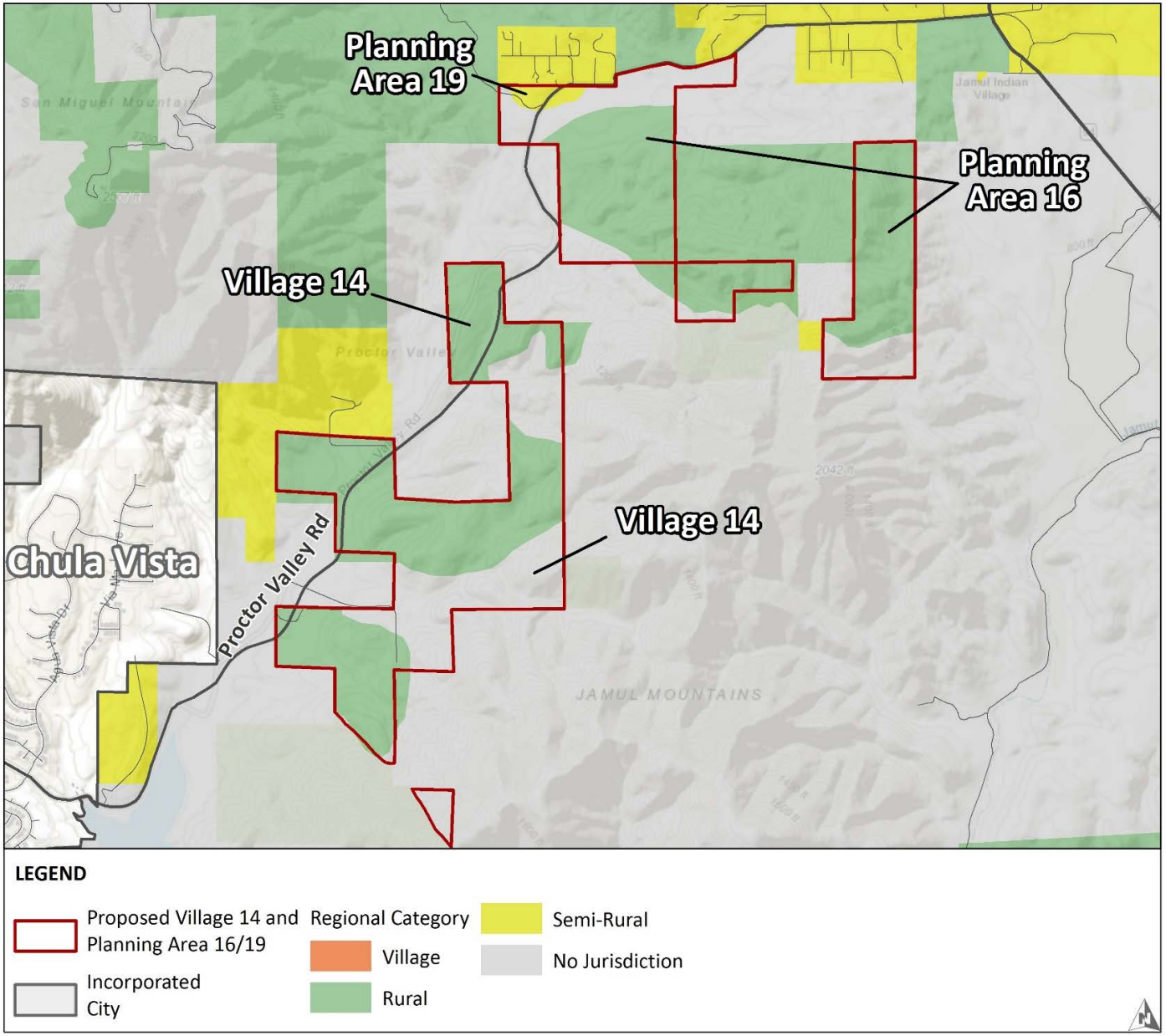
11. Approve PDS2016-GPA-16-008, which consists of amendments to the Land Use Element, Mobility Element, and Otay Ranch General Development Plan/Otay Subregional Plan, as identified in the exhibits below.
    - Exhibit A: Land Use Element – Regional Category Map
    - Exhibit B: Land Use Element - Land Use Designations Map
    - Exhibit C: Mobility Element – Mobility Element Table M-4 and Mobility Element Network Appendix
    - Exhibit D: Otay Ranch General Development Plan/Otay Subregional Plan

BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

BE IT FURTHER RESOLVED that the Board of Supervisors finds that the GPA PDS2016-GPA-16-008 is consistent with the San Diego County General Plan, the Otay Ranch General Development/Otay Subregional Plan, and the Jamul/Dulzura Subregional Plan.

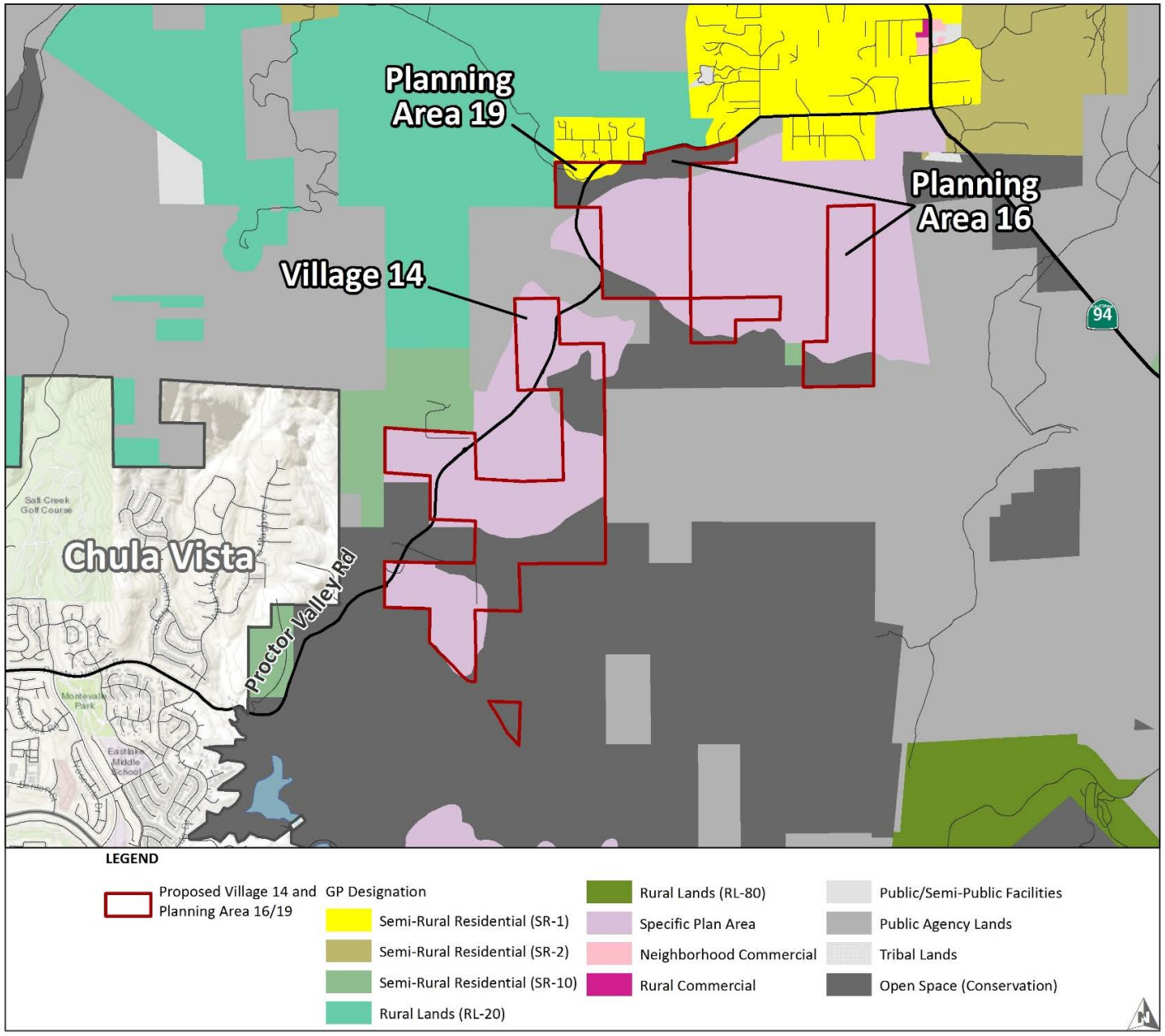
BE IT FURTHER RESOLVED that the adoption of this resolution shall become effective 30 days after the adoption of this resolution, provided that on that effective date, Specific Plan Amendment PDS2016-SP-16-002, Rezone PDS2016-REZ-16-006, and Tentative Map PDS2016-TM-5616 also become effective.

Exhibit A



PROPOSED

Exhibit B



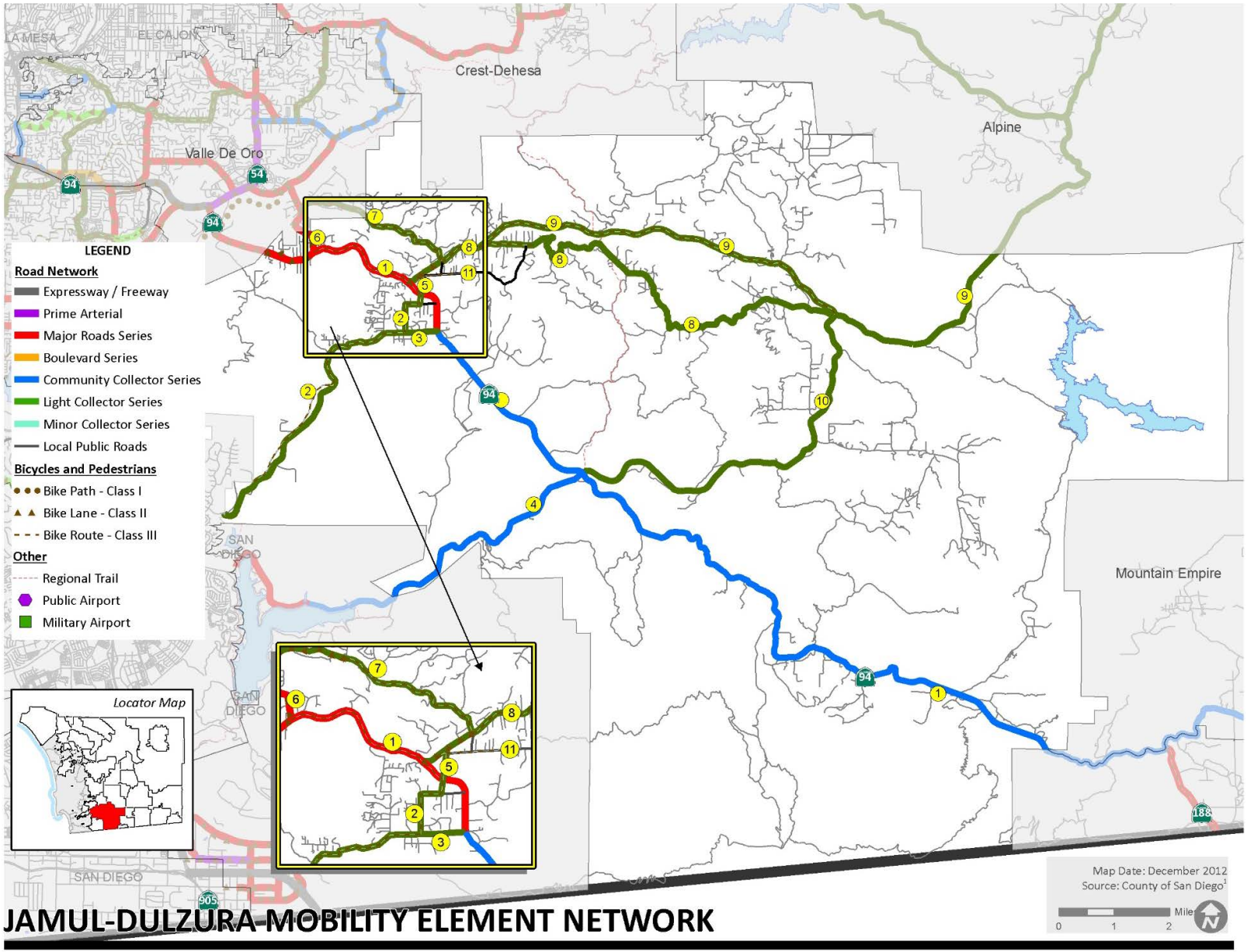
PROPOSED

Table M-4 Road Segments Where Adding Travel Lanes is Not Justified

Road	Classification	From	To
Old Hwy 395	2.1A Community Collector w/ Raised Median	Interstate 15 SB ramp (Fallbrook)	Stewart Canyon Dr. (Fallbrook)
	2.1D Community Collector w/ Improvement Options	Pala Rd. (Fallbrook)	Dublin (W) Rd. (Fallbrook)
Paradise Valley Rd.	4.1B Major Road w/ Intermittent Turn Lanes	Elkelton Blvd (Spring Valley)	Sweetwater Rd (Spring Valley)
Paseo Delicias	2.2A Light Collector w/ Raised Median	Via De La Valle (San Dieguito)	El Camino Del Norte (San Dieguito)
Pomerado Rd.	4.1A Major Road w/ Raised Median	I-15 NB Ramps (County Islands)	Willow Creek Rd. (County Islands)
Proctor Valley Road	2.2A Light Collector 2.2E Light Collector 2.2F Light Collector	Chula Vista city limits Village 14 Core Village 14 Core	Village 14 Core Village 14 Core Echo Valley Road (Jamul)
Rainbow Valley Blvd. West	2.2D Light Collector	I-15 NB Ramps (Rainbow)	Old Hwy. 395 (Rainbow)
Rancho Santa Fe Road	2.2F Light Collector w/ Reduced Shoulder	Encinitas city limits	La Bajada (San Dieguito)
San Dieguito Rd.	2.1A Community Collector w/ Raised Median	El Apajo Rd. (San Dieguito)	San Diego city limits
7th St.	2.2E Light Collector	Elm St. (Ramona)	A St. (Ramona)
		Main St. (Ramona)	D St. (Ramona)
South Grade Rd.	2.2C Light Collector w/ Intermittent Turn Lanes	Eltinge Drive (Alpine)	Olive View Road (Alpine)
Valley Center Rd.	4.2A Boulevard w/ Raised Median	Miller Rd (Valley Center)	Indian Creek Rd (Valley Center)
Via de la Valle	2.1B Community Collector w/ Continuous Turn Lane	San Diego city limits (San Dieguito)	Las Planideras (San Dieguito)
	2.1E Community Collector	Las Planideras (San Dieguito)	Paseo Delicias (San Dieguito)
West Willows Rd.	2.2E Light Collector	Alpine Blvd (Alpine)	Otto Ave. (Alpine)
Wildcat Canyon Rd.	2.1D Community Collector w/ Improvement Options	Willow Rd. (Lakeside)	Barona Casino (Ramona)
Willows Road (West)	2.2E Light Collector	Otto Ave. (Alpine)	Viejas Casino Rd. (Alpine)
Willows Road (East)	4.2B Boulevard w/ Intermittent Turn Lanes	Viejas Casino Rd. (Alpine)	Alpine Blvd. (Alpine)
Woods Valley Rd.	2.2C Light Collector w/ Intermittent Turn Lanes	Oakmont Rd (Valley Center)	Karibu Ln. (Valley Center)
Woodside Ave.	4.2A Boulevard w/ Raised Median	SR-67 NB Off Ramp (Lakeside)	Riverford Rd. (Lakeside)

a. The cross-sections for State Highway reflect the design in the Project Authorization/Environmental Document (PA/ED), which are different from those of the County Mobility Element road classifications.
b. Roads noted are on the Congestion Management Program (CMP). Acceptable LOS for roads on the CMP is LOS E or better.

Exhibit C



JAMUL-DULZURA MOBILITY ELEMENT NETWORK

San Diego County General Plan

Figure M-A-8

PROPOSED

Mobility Element Network—Jamul/Dulzura Subregion Matrix			
ID[a]	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Special Circumstances
1	**State Route 94** Segment: Valle de Oro CPA boundary to Mountain Empire Subregion boundary	**4.1A Major Road** Raised Median—Valle de Oro CPA boundary to Melody Road **2.1D Community Collector** Improvement Options [Passing Lanes, Curve Corrections, and Turn Pockets]—Melody Road to Tecate Sub-Group area boundary	**Caltrans Facilities Programming** Segment: Valle de Oro CPA boundary to Melody Road Improvements to four lanes are included in the Unconstrained Revenue Scenario of the 2030 RTP
2	**Proctor Valley Road (SA 1160.1)** Segment: Chula Vista city limits to SR-94	**2.2A Light Collector, 2.2 E Light Collector** **2.2F Light Collector**	**Marginal Deficiency. A 2-lane classification is recommended as the deficiency is marginal** • LOS failing only in short segment • Address traffic congestion through operational improvements such as roundabouts **Community Consensus. A 2-lane classification is recommended to achieve community consensus.** • Consistent with the Jamul Dulzura Community Planning Group preference. The County General Plan and Jamul Dulzura Subregional Plan reduced the classification from a 4- lane Major Road to a 2-lane Collector due to community character preferences. • Consistent with Otay Ranch GDP/SRP Village 14 village character policy to "minimize the width of Proctor Valley Road" **Minimize Environmental Impacts. A 2-lane classification is recommended due to environmental constraints.** • Located in an area with vernal pools adjacent to the City of San Diego MSCP Cornerstone Lands • Located in an area with grading of slopes • Located in an area with biologically sensitive vegetation and wetland resources • Located in an area with wildlife crossings
3	**Melody Road** Segment: Proctor Valley Road to SR-94	**2.2E Light Collector**	None

Mobility Element Network—Jamul/Dulzura Subregion Matrix			
ID[a]	Road Segment	Designation/Improvement #.#X = [# of lanes].[roadway classification][improvement]	Special Circumstances
4	Otay Lakes Road (SA 1396) Segment: Otay Subregion boundary to SR-94	2.1D Community Collector Improvement Options [Passing Lane]	Recommended Improvement Realign intersection with Honey Springs Road to form a four-way intersection at SR-94
5	Jefferson Road (SC 391) Segment: Lyons Valley Road to SR-94	2.2A Light Collector Raised Median	None
6	Steele Canyon Road (SC 2050) Segment: Valle de Oro CPA boundary to SR-94	4.1B Major Road Intermittent Turn Lanes	None
7	Jamul Drive (SC2055) Segment: Valle de Oro CPA boundary to Olive Vista Drive	2.2C Light Collector Intermittent Turn Lanes—Valle de Oro CPA boundary to Lyons Valley Road Local Public Road Lyons Valley Road to Olive Vista Drive	None
8	Lyons Valley Road (SA390.1) Segment: SR-94 to Alpine CPA boundary	2.2B Light Collector Continuous Turn Lane—SR-94 to Skyline Truck Trail 2.2E Light Collector Skyline Truck Trail to Honey Springs Road 2.2F Light Collector Reduced Shoulder—Honey Springs Road to Alpine CPA boundary	Accepted at LOS E Segment: Campo Road to Skyline Truck Trail Improvement Option Segment: Honey Springs Road to Alpine CPA boundary—Reduce shoulder width to six feet for use as a bike lane (requires parking prohibition)
9	Skyline Truck Trail (SA390) Segment: Lyons Valley Road to Honey Springs Road	2.2C Light Collector Intermittent Turn Lanes	None
10	Honey Springs Road (SA400) Segment: SR-94 to Skyline Truck Trail	2.2E Light Collector	None
11	Olive Vista Drive Segment: Jefferson Road to Lyons Valley Road	Local Public Road	None

a. ID = Roadway segment on Figure M-A-8

b. Proctor Valley Parcel

The Proctor Valley Parcel is less intense than the Otay Valley Parcel, due to its environmental constraints and transitional location between the urban areas to the west and the rural community of Jamul to the northeast. Its southern edge to the Lower Otay Lake. At build-out, this parcel provides a maximum of 4,189 dwelling units and will serve approximately ~~12,391~~ 12,625 residents.

The major components of the land use plan for the Proctor Valley Parcel include:

- A specialty village in lower and central Proctor Valley containing ~~a golf course and~~ medium, low-medium and low density residential uses. This village also includes a mixed use area, which contains a~~n MH residential component~~ Medium multi-family neighborhood, a mixed use commercial/retail area, an elementary school site, a fire station, and neighborhood parks. The village serves as a transitional area between urban densities to the west and Jamul to the northeast~~.~~
- A resort village is located on the relatively flat plateau north of Lower Otay Lake. This village consists of two areas: a resort center to the south; and low and low-medium residential areas in the foothills to the north. The resort village includes medium-high density resort residential, hotel, recreational, visitor-serving commercial, and neighborhood park uses. Public access to the lake is preserved with a lakefront trail, staging areas and access through the resort.
- A rural estate residential area is located adjacent to the community of Jamul. Limited Development Areas have been designated to protect steep slopes and/or natural resources within residential lots. The very low density and large lot size will provide an edge for the adjacent rural areas of Jamul.
- A majority of acreage (70%) is proposed as open space.
- Wildlife corridors.
- The land use table below shows the distribution of land use categories.

PROCTOR VALLEY PARCEL

Village	SF Units	MF Units	Total Units	Res. Ac.[1]	Park Ac.	CPF Ac.	Sch. Ac	C'ml. Ac.[3]	Open Sp.	Art. Ac.	Other	Total Ac.	Approx. Pop[4]
Village 13	658	1,408	2,066	375.1	0.0	7.3	0.0	0.0	139.7	12.2	249.1	783.4	5,269
Village 14	1,563	150	1,713	607.1	13.8	7.5	9.7	2.7	1,294.6	23.7		1,959.2	6,167
Plng. Area 16 & 19	410		410	738.8	1.4				811.0	1.0		1,552.1	1,189
[5]Balance within Proctor Valley Parcel									3,565.7			3,565.7	0
Total	2,631	1,558	4,189	1,721.0	15.2	14.8	9.7	2.7	5,811.0[7]	36.9	249.1	7,860.4[6]	12,625

[1] Internal open space, biofiltration basins and private recreation areas included in residential acreage.
[2] Village 13 parkland included in residential acreage.
[3] Village 14 includes 1.7 acres of mixed use development which includes up to 10,000 SF of commercial uses.
[4] Population generation rates for Village 13 are consistent with existing GDP/SRP (3.2 person /SF household and 2.55 persons per MF household). Village 14 population generation is 3.6 persons/household per Specific Plan.
[5]: RMP Preserve areas not allocated to a village or planning area within the Proctor Valley Parcel.
[6] Total Proctor Valley Parcel acreage reduced based more detailed area calculations completed at SPA/TM level of engineering and design.
[7] Total Open Space acreage reduced based upon more detailed area calculations and conversion of a portion of the Inverted L property to Preserve per the City of Chula Vista General Plan.

Proposed Proctor Valley Parcel Land Use Table (Otay Ranch GDP/SRP Exhibit 21)

[Note: The Proposed Proctor Valley Parcel Table only reflects proposed revisions to Village 14 and Planning Area 16/19 per the Proposed Project and reflects the Village 13 Otay Ranch GDP/SRP amendment adopted by the County on 7/18/2001. However, the Table does not reflect the pending Village 13 amendments Land Uses within the City of Chula Vista are consistent with the Chula Vista General Plan and Otay Ranch GDP.]

Section E

Implementation

1. Introduction

This GDP/SRP will be implemented through the P-C (Planned Community) zoning in the City of Chula Vista or Specific Plan zoning in the County. A Sectional Planning Area (SPA) Plan for areas in Chula Vista will be prepared to provide detailed design and development criteria. A Specific Plan for unincorporated areas will provide detailed design and development criteria. Any zoning, SPA, or Specific Plan subsequently adopted for Otay Ranch must be consistent with this GDP/SRP, and the General Plan of the applicable jurisdiction.

This GDP/SRP will be used to evaluate development applications within Otay Ranch. This GDP/SRP will also be used by applicants to guide responses to changing market conditions, economic considerations and environmental research throughout the implementation period of the plan.

- SPAs are required for all areas within the Otay Ranch GDP/SRP[1].
- Each village must be master-planned as a unit, except the Inverted "L," the Birch Family Estate Parcel, the areas of Villages One and Two west of Paseo Ranchero and the Freeway Commercial area of the Eastern Urban Center Planning Area 12, which may have their own SPA Plan approved prior to development of the particular area.
- Exceptions to the requirement to master-plan each village as a unit:

    a. The Inverted "L", the Ranch House property, the areas of Villages One and Two west of Paseo Ranchero and the Freeway Commercial area of the Eastern Urban Center (Planning Area 12), which may have their own SPA Plan approved prior to development of the particular area.

    b. In instances when a village is not under unified control, in which case an application ma be accepted and processed for a portion of a village if determined necessary by the Director of the Planning and Building Department. In making the administrative decision to accept the initial application within a village, the Director shall first make a written determination that the property constitutes a significant and appropriate initial development area of the village and that the application complies with the requirements of this

1 Except Planning Area 19, if processed in the County of San Diego.

14. *Proctor Valley Village (Village 14)*

a. Proctor Valley Village Setting

This approximately ~~829~~ 1,959-[1] acre specialty village is nestled in the south sloping valley which encompasses Proctor Valley Road and leads into the country town of Jamul. It is bounded to the east and west by steep slopes and significant landforms, specifically San Miguel Mountain to the northwest, and the Jamul Mountain to the east.

This village is located immediately northeast of the Upper Otay Reservoir, between the City of Chula Vista, and Jamul. Proctor Valley is physically and visually isolated from the Otay Valley Parcel and Jamul.

Open Space and Habitat: The entire valley has been subject to varying degrees of disturbance from grazing, off-road vehicles and unauthorized trash dumping. However, significant resources in the form of coastal sage scrub, steep slopes on the surrounding hillsides, vernal pools and streambeds/wetlands occur in the valley. There are also large areas of less sensitive chaparral. A significant wildlife corridor occurs near the center of the valley and a local corridor forms the north edge of this planning area.

Land Use: This valley is surrounded by farmland, water and open space. Within a mile of the north end of the valley, there are one acre lots in the Echo Valley section of Jamul. Hidden Valley Estates was recently approved for the area, with lots smaller than one acre. Southwest of Proctor Valley is the recently approved master planned community of Salt Creek which is to be built within the City of Chula Vista.

Visual: Scenic values extend throughout the valley. Views of the arroyo, San Miguel and Jamul Mountains as well as the upper Otay Lake support classification of Proctor Valley Road as a scenic corridor. Views to Mexico are available on clear days. Large electrical transmission lines impair valley views south. Due to the surrounding hills and landforms, the Valley area is generally not visible from the adjacent areas.

Relationship to Other Otay Ranch Villages: The Proctor Valley Village is physically and visually isolated from other villages. However, Proctor Valley is situated to provide commercial and public services to the residents of the Jamul Rural Estate Area (Planning Area 16).

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[1] Preserve acreage previously shown in Proctor Valley Parcel Land Use Table only; however now shown in Village 14 Land Use Table, resulting in increased overall Village 14 acreage.

b. *Proctor Valley Village Description*

Proctor Valley is a "specialty village" (See Part II, Chapter 1, Section C) which serves as a transition from the more urban uses of the west to the more rural areas of Jamul. Specialty Villages possess many of the characteristics of Urban Villages, but achieve the desired village identity through means more appropriate for their unique topography and location. The village has a low intensity character, with an emphasis on low density single-family residential local-serving commercial and public and community purpose facilities, and higher density residential uses in the village core. Because it is relatively isolated, the village functions as a self-contained service area.

It is intended that the village focus on some type of recreational theme. ~~This village may be established with a golf club at its core, using a low profile and casual style of architecture on a prominent site near the village core. The golf club could set the overall theme for the village which could include the club and associated recreational facilities such as tennis and swimming. The Golf Club could be surrounded by higher density housing.~~ Village 14 implements an active lifestyle and wellness recreation theme through the provision of an extensive system of public and private recreation facilities and a pedestrian network that links residential neighborhoods to the Village Core via the Community Pathway along Proctor Valley Road and a park-to-park loop connecting public parks within Village 14. A strong architectural theme for the village will be established within the Village Core and continue through public and private park and recreation facilities, community and neighborhood monuments and residential areas.

~~Alternatively, the Proctor Valley Village may be established as an equestrian-oriented community, with equestrian facilities at its core, utilizing low-profile architecture. The equestrian uses would establish a theme for the entire village.~~

The Proctor Valley village core will have commercial and recreation activities designed to serve the entire Proctor Valley area, thereby reducing out-of-valley trips. The village will have the custom look that generally originates from pockets of residential, wrapped by a golf course and surrounded by natural/landscaped open space. Residential areas on the periphery of the village will relate to the topographic conditions and will generally be lower density.

The Proctor Valley Village contains:

- A maximum of 1,563 single-family residential units
- A maximum of 150 multi-family residential units

- Build-out population of approximately ~~5,384~~ 6,167[2]
- A Village Core containing:
  - Mixed use area
  - Multi-family residential uses
  - Neighborhood park
  - An elementary school
  - ~~Golf or~~ Rrecreational ~~center~~ Facilities
  - A Potential Transit stop
  - ~~Affordable Housing~~
- A Fire Station

[2] The Village 14 Specific Plan-level population generation rate is 3.6 persons per household.

Village Fourteen													
Use	SF Units	MF Units	Total Units	Res. Ac.[1]	Dens	Park Ac.[2]	CPF Ac.	School Ac.[3]	Com'l Ac	Open Sp.[4]	Art. Ac.	Total Ac.	Approx Pop.
Village 14 – Applicant Ownership													
L	4		4	18.9	0.2							18.9	14
L	696		696	293.5	2.2					24.0		317.5	2,506
M													
MH													
MU[5]						13.8	4.5		1.7			20.1	
LMV	197		197	31.8	5.6					3.7	12.7	48.2	709
OTHER							2.3	9.7		36.9		48.9	
Preserve[5]										270.2		270.2	
Subtotal	**897**		**897**	**344.2**	**2.6**	**13.8**	**6.8**	**9.7**	**1.7**	**334.8**	**12.7**	**723.7**	**3,229**
Village 14 – Remainder													
L	94		94	94.1	1.0							94.1	338
L	342		342	119.4	2.9							119.4	1,231
M	230		230	39.5	5.8							39.5	828
MH		150	150	10.0	15.0							10.0	540
MU									1.0				
LMV													
Other							0.7				11.0	11.7	
Preserve[5]										959.9		959.9	
Subtotal	**666**	**150**	**816**	**263.0**	**3.2**		**0.7**			**959.0**	**11.0**	**1,235.5**	**2,938**
TOTAL	**1,563**	**150**	**1,713**	**607.1**	**2.8**	**13.8**	**7.5**	**9.7**	**2.7**	**1,294.6**	**23.7**	**1,959.2**	**6,167**

[1] Internal open space and private recreation areas included in residential acreage.

[2] Actual park size in "Remainder" area to be determined by Park Master Plan at SPA level.

[3] Pursuant to Otay Ranch GDP/SRP Part II Chapter 1, Section E 2, an additional 97 units will be added to the 897 units in Applicants ownership if the school site is not implemented, for a total of 994 units.

[4] Open Space acreage includes biofiltration basins and 36.9 acres of "Conserved Open Space," which are included in residential density calculations.

[5] Preserve acreage reflects RMP Preserve acreage previously only shown on Proctor Valley Parcel Land Use Table, which increases overall Village 14 acreage reflected above.

Village Fourteen													
Use	SF Units	MF Units	Total Units	Res. Ac.[1]	Dens	Park Ac.[2]	CPF Ac.	School Ac.[3]	Com'l Ac	Open Sp.[4]	Art. Ac.	Total Ac.	Approx Pop.
General Note: Acreages are rounded to the nearest tenth of an acre.													

Exhibit 67 Village Fourteen (Proctor Valley Village) Land Use Table

b. Proctor Valley Village (Village 14) Policies

Village Character Policies:

- The village character should be guided by the following qualities and characteristics unique to this village.
  - Topography
  - Location between two mountains
  - Transition to Jamul
  - Views to San Miguel and Jamul Mountains, and distant views to Mexico
  - Recreational Theme
  - Resources
  - Synergism with Jamul Planning Area
- The designation of this village as low intensity is intended to establish the character for the valley, and is not intended to prohibit the use of areas of higher density associated with the village core.
- Medium and Low-Medium density residential uses should be located in areas in the immediate vicinity of the village core. Densities of remaining residential areas (comprising the bulk of total residential acreage) should decrease as these areas radiate from along Proctor Valley Road toward the Salt Creek and Jamul areas. In hillside areas, development should be clustered to provide lower densities on steeper slopes.
- The unique characteristics of Proctor Valley, in particular the isolated wide valley, present an opportunity for specialized recreational land uses.
- Final development areas shall be adjusted to accommodate the width of regional wildlife corridors. Affected dwelling units can

be transferred to less environmentally sensitive areas during SPA level planning.

- The most northern residential area should provide a transition to the more rural areas to the northeast, incorporating the larger lots next to the open space corridor.
- Minimize the width of Proctor Valley Road and encourage slower speeds to avoid creating a barrier which bisects the community.
- All buildings should be low profile and predominantly horizontal in nature.
- Utilize building colors which harmonize with the natural surroundings.

Village Core Policies:

- Create a village core with sufficient intensity to provide the facilities needed to establish a community focus: a viable, commercial center, elementary school, multi-family residential uses, parks and a focal point for public assembly.
- The village core will include a variety of housing types. Residential uses up to medium density (6-11 du/acre) are appropriate close to the village core. Affordable housing may be accommodated through limited high intensity housing in the village core. Affordable housing will be provided in accordance with the provisions of the Otay Ranch GDP/SRP Housing Chapter (Part II, Chapter 3).

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of ~~16.2~~18.5 acres of local parks in the ~~Proctor Valley~~ Village 14. To satisfy this requirement, ~~10.0~~23.3 acres of neighborhood parks~~/town square~~ and private parks are planned within the Applicant's ownership in Village 14. ~~The remaining obligation is satisfied through the provision of a community park in Villages Two, Ten and the EUC.~~

The following policies shall guide the design of parks and open spaces in the ~~Proctor Valley~~ the Applicant's ownership in Village 14:

- ~~If the village has an equestrian orientation~~, ~~indicate~~ The active lifestyle and wellness recreation theme of the village shall be implemented at the SPA level, through the location of a comprehensive ~~equestrian~~ path system which links the various parts of the Village to nearby open space/recreational opportunities, consistent with the RMP.
- Conservation and wildlife corridors shall be incorporated into the design and may also serve to separate the village development areas from surrounding areas. The design and

location of these wildlife corridors should be consistent with the Wildlife Corridor Study and the RMP. Wildlife corridors may be added or widened, as a result of the study, reducing development acreage (see Section E, Implementation for Density Transfer provisions).

~~o The golf course will be sensitively located to preserve as many natural features as possible and provide for wildlife movement where appropriate. Higher intensity residential uses should be clustered around the golf course.~~

~~o The GDP/SRP Land Use Map depicts the general location and approximate acreage of the golf course. Final environmental studies and site studies at the SPA level may suggest variation in routing, location and precise acreage. These modifications are permissible, as long as the character of the adjacent development does not change significantly.~~

Remainder:

Application of the 3 acres per 1,000 residents to the Remainder portion of Village 14 would result in the development of 8.8 acres of local parks. The size, location and design of local parks to be determined in conjunction with the Specific Plan for the Village 14 Remainder areas.

- Building and landscape materials used in this area should reflect the natural environment and be complimentary to the existing natural setting.

- In keeping with the low intensity character and isolated setting, development should reflect the natural landforms, with natural contour grading techniques employed including:

  - Recontouring and slope variation.

  - Smooth transitions at tops and toes of slopes, rather than harsh geometric slope banks and pads.

  - Rounded, finished contours.

Other Proctor Valley Policies:

- Village 14 shall not be approved until a publicly or privately-initiated General Plan Amendment (GPA) has been processed for the adjacent properties which identifies the ultimate land uses; the needed services, facilities and roads, a drainage plan for reservoir protection; and how sensitive resources will be preserved. As an alternative to an approved GPA for the adjacent properties, the Village 14 analysis shall include the long term land uses, residential densities, and facility/service requirements for those adjacent properties that relate to the Village 14 Proctor Valley Specific Planning Area.

16. Jamul Rural Estate Area (Planning Areas 16 & 19)

a. Jamul Rural Estate Area Setting

The Jamul Rural Estate Area is comprised of approximately ~~1,117~~ 1,552 [1]acres, excluding the vast open space preserve to its south. The Rural Estate Area is located immediately south of the community of Jamul and includes a portion of Jamul. It is just to the northeast of ~~the Proctor Valley~~ Village 14. The area contains broad flat areas, as well as ridges and valleys which climb to the south as part of Callahan Mountain.

NOTE: This 20 acre area adjacent to the existing development within the community of Jamul, north of Proctor Valley Road, is designated Planning Area 19. This planning area is discussed in conjunction with Planning Area 16, within this section because of its immediate proximity to Planning Area 16, and to its relatively small size. However, unlike Planning Area 16, Planning Area 19 will not require the preparation of a SPA Plan and the area is planned for 1-acre minimum lot sizes. Graphically, Planning Area 19 is depicted in combination with Planning Area 16 on Exhibit 68.

Open Space Habitat: The northern edge of the area is defined by a broad drainage area and wetlands. The bulk of the remaining area is heavily disturbed coastal sage scrub. Sensitive plants occur in the highest elevations along the southern edge of the area.

Land Use: Developed areas north of the Rural Estates Area predominately contain one acre lots, with some as small as one half acre. The area to the east is the Daley Ranch Agricultural Preserve. The area to the south is grazing land owned by the BLM and the Otay Ranch.

Visual: Scenic values abound in the Rural Estates Area, with views to the Miguel and Jamul Mountains and Lyons Valley to the east. Pastoral views of the Daley Ranch and the Tecate Mountain are present along the eastern edge of the area.

Relationship to Other Villages: This area will rely on the ~~Proctor Valley~~ Village 14 for some commercial activities. However, this area relates most strongly to the existing country town of Jamul.

b. Jamul Rural Estate Area Description

The Jamul Rural Estate Area is a rural, low-density residential community. Permitted development will be in the least sensitive locations. Plan refinement will occur after additional topographic and environmental work is completed at the SPA level. Homesites will be designed with consideration of environmental and visual factors. Because of the relatively few number of dwelling units, it is not anticipated that a village core is needed in this planning area. A complementary pattern of two and three acre average size lots are planned. The 2-acre average size lot (with a 2-acre minimum) will be located in the least sensitive areas where the terrain is gentle and closest to existing one acre lots.

[1] RMP Preserve acreage previously shown in Proctor Valley Parcel Land Use Table only; however, now shown in Planning Areas 16 and 19 Land Use Table, resulting in increased acreage within the planning areas.

The 3-acre average lots (with a two-acre minimum) will be located in areas where terrain is more undulating. The Jamul Rural Estate Area is comprised of 811 acres of land designated Open Space Preserve, of which approximately 520 acres are designated "Limited Development Area."

The Jamul Rural Estate Area contains:

- 390 single-family residential units
- Build-out population of approximately ~~1,248~~ 1,189
- Potential Local Park

Planning Area 19 contains:

- 20 single-family residential units
- Build-out population of approximately 64

COMBINED PLANNING AREAS 16/19 (PROPOSED)													
Use	SF Units	MF Units	Total Units	Res. Ac	Dens. [1]	Park Ac	CPF Ac	School Ac	Other Ac.	Open Sp.[2]	Art. Ac.[3]	Total Ac.	Appro x Pop.
Planning Areas 16/19 – Applicant Ownership													
VL	13		13	14.3	1.0.						0.8	15.1	38
VL	112		112	255.0	0.3	1.4				95.2		351.6	325
Other+										36.5	0.2	36.6	
Preserve[4]										156.5		156.5	
Subtotal	**125**		**125**	**269.3**	**0.5**	**1.4**				**288.2**	**1.0**	**559.8**	**363**
Planning Areas 16/19 – Remainder													
VL				0.0	1.0								
VL	92		92	138.8	0.5					28.6		167.4	267
VL	193		193	330.7	0.4					213.6		544.3	560
Preserve[4]										280.6		280.6	
Subtotal	**285**		**285**	**469.5**	**0.5**	**0.0**				**522.8**		**992.3**	**827**
TOTAL	**410**	**0**	**410**	**738.8**	**0.5**	**1.4**				**811.0**	**1.0**	**1,552.1**	**1,189**

[1] Limited development area included in residential density calculation but restricted with a conservation easement.

[2] Open Space within Applicant Ownership includes 127.1 acres of Limited Development Area (LDA). (95.3 acres of LDA in residential private lots and 36.5 acres of Conserved Open Space = 127.1 acres)
Remainder area includes 393.4 acres of LDA

[3] Applicant Preserve acreage includes portion of Proctor Valley Road (planned facility) within the RMP Preserve.

[4] Preserve acreage reflects RMP Preserve acreage previously only shown on Proctor Valley Parcel Land Use Table, which increases overall Planning Areas 16/19 acreage reflected above.

General Notes:

- Population is calculated at 2.9 persons per household for Planning Areas 16/19 vs. 3.2 persons per household in the Existing Otay Ranch GDP/SRP.
- Acreages are rounded to the nearest tenth of an acre

Planning Areas 16 and 19 Land Use Table (Otay Ranch GDP/SRP Exhibit 71)

c. *Jamul Rural Estate Area Policies*

Village Character Policies:

- Define general building sites at the SPA level.
- Limited Development Areas may be included within private lots with no development allowed. Roads and utilities are anticipated to cross or lie within these areas.
- Adjust development areas based on wildlife corridor studies.
- Prepare architectural guidelines for homes, ancillary structures, fencing, landscaping and grading at the SPA level.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of 3.96 acres of local parks in the Jamul Rural Estate Area.

Applicant Ownership:

Application of the 3 acres per 1,000 residents standard to the Applicant's Ownership would result in the development of 1.1 acres of local parks in Planning Areas 16 and 19. The obligation will be satisfied through the provision of a 1.4 acre neighborhood park within Planning Area 16.

Remainder:

Application of the 3 acres per 1,000 residents standard to the Remainder Areas would result in the development of 2.5 acres of local parks in Planning Areas 16 and 19. ~~To satisfy this requirement, 2.5 acres of neighborhood parks/town square are planned.~~ This obligation could be satisfied through the actual provision of a park within Planning Areas 16 and 19 ~~the rural estate area~~ or the payment of park land dedication fees. ~~The remaining obligation is satisfied through the provision of a community park in Villages Two, Ten and the EUC.~~

The following policies will guide the design of parks and open spaces in the Jamul Rural Estate Area:

- Privately owned lots shall not extend into the management preserve identified by the RMP.
- Provide for the wildlife corridors consistent with the conclusions contained in the Wildlife Corridor Study.
- Provide setbacks and landscaping along Proctor Valley Road consistent with the area theme.
- Provide for equestrian, bike and pedestrian connections into the adjacent open space areas.
- Maintenance of open space areas which are not included in the Resource Management Preserve shall be assured through a homeowners association or similar funding mechanism and addressed at the SPA level.

Road Name	From	To	Classification
Birch Road	La Media Road	SR-125	6 Lane Major
Birch Road	SR-125	EastLake Pkwy	4-6 Lane Prime
EastLake Pkwy.	Olympic Parkway	Hunte Parkway	6 Lane Major
Olympic Pkwy.	I-805	Hunte Parkway	6 Lane Prime
La Media/Otay Lakes Rd.	Telegraph Canyon Road	Rock Mountain	6 Lane Prime
Otay Lakes Rd.	Hunte Parkway	Dulzura Crossing	6 Lane Prime
Main Street	I-805	Rock Mtn. Road	6 Lane Major
Otay Valley Road	La Media	Eastlake Parkway	4 Lane Major
Hunte Parkway	EastLake Parkway	Olympic Parkway	6 Lane Prime
Heritage Road	Telegraph Canyon Rd.	Palm Ave.	6 Lane Prime
East Palomar St.	I-805	Heritage Road	4 Lane Major
Proctor Valley Road	~~SA 1150.1~~ Aqua Vista Drive/ Northwoods Drive	~~Millar Ranch Road~~ Melody Road	~~4 Lane Major~~ 2-Lane Light Collector
Rock Mtn. Road	Heritage	SR-125	6 lane Prime
Rock Mtn. Rd	SR-125	Hunte Parkway	4 Lane Major

Policy: Provide a system that recognizes and is consistent with the adjacent circulation element roads.

Policy: Reduce Birch Road between SR 125 and Eastlake Parkway from 6 lanes to 4 lanes in order to match travel lanes to the Village entery street in Village 11 and provide a better pedestrian connection between the Freeway commercial and EUC.

Policy: Provide Town Center Arterials in Village Eight and Nine that may utilitize the couplets to be determined on the SPA Plan.

the Preserve sufficient habitat to achieve no loss of viable cactus wren populations.

Implementation Measure: Achievement of this standard may be measured by evaluation of the sensitive animal maps (MBA/ RECON, 1989) as updated by field mapping completed for the California gnatcatcher/ cactus wren study as part of the first SPA in the Phase 2 RMP. Achievement of this standard may include maintenance of populations in non-Preserve open space.

Policy: Include within the habitat preserve occupied breeding and foraging habitat and sufficient habitat to maintain and enhance a viable meta-population for the northern harrier, California horned lark, loggerhead shrike and burrowing owl.

Policy: Preserve on-site State and Federally listed rare, threatened, and endangered species. (See RMP Policy 2.9 for vernal pool species.)

Implementation Measure: Include within the Preserve 95% of San Diego thorn-mint (Acanthomintha ilicifolia) known to be present on the Ranch, i.e., the larger population including several thousand plants located in the southwestern portion of the Proctor Valley parcel. Implement required EIR mitigation measures. Include within the Preserve 100% of Dunn's mariposa lily (Calochortus dunnii) known to be present on the Ranch, i.e., one small population at the upper end of Little Cedar Canyon and one small population on a peak in the northwest corner of the Jamul Mountains. Include within the Preserve 100% of the Mexican flannelbush (Fremontodendron mexicanum) known to be present on the Ranch, i.e., three individuals in upper Cedar Canyon. Include within the Preserve 70% of the Otay tarplant (Hemizonia conjugens) known to be present on the Ranch, i.e., several thousand plants in Salt Creek, Wolf Canyon, and the detached, inverted "L" parcel. Although this standard is below that for other State and Federally listed plant species, the large number of individuals and widespread occurrence of Otay tarplant onsite indicate that it is less vulnerable than other State and Federally-listed species. The remaining populations onsite are extensive enough to assure the continued survival of this species. Include within the Preserve 100% of the willowy monardella (Monardella linoides ssp. viminea) known to be present on the Ranch, i.e., several hundred plants in the bottom of a deep drainage on the west side of the San Ysidro Mountain parcel. Include within the Preserve 100% of the slender-pod caulanthus (Caulanthus stenocarpus) known from the Ranch, i.e., the small population near the peak in the northwestern corner of the Jamul Mountains.

Implementation Measure: Achievement of these standards may be measured by evaluation of the sensitive plant maps

objectives, and policies, listed below, provide for the long range increase in energy conservation and reduction of energy consumption.

Additionally, Title 24, Part 2, Chapter 2-53 of the California Building Code provides energy conservation standards for commercial, industrial and residential building construction.

Goals, Objectives and Policies

GOAL: ESTABLISH OTAY RANCH AS A "SHOWCASE" FOR THE EFFICIENT UTILIZATION OF ENERGY RESOURCES AND THE USE OF RENEWABLE ENERGY RESOURCES.

Objective: Reduce the use of non-renewable energy resources within Otay Ranch below per capita non-renewable energy consumption in San Diego County

Policy: Prepare a non-renewable energy conservation plan for each SPA. This plan shall identify measures to reduce the consumption of non-renewable energy resources by feasible methods, including, but not requiring, and not limited to the following:

Transportation:

- Reduction in vehicle-trip miles.
- Increase use of transit.
- Use of energy-efficient or high occupancy vehicles.
- Reduction in freight-hauling truck trips.
- Provision of facilities for telecommunications.

Building Design & Use:

- Building orientation.
- Use of better-insulated buildings.
- Use of earth sheltered design.
- Use of energy efficient appliances.
- Use of solar energy systems, as practical.

Lighting:

- Use of energy-efficient public lighting.
- Use of energy-efficient lighting within buildings.
- Use of low intensity lighting where appropriate in areas adjacent to open space boundaries.

Business:

4a. SPA plans for areas having land use interface impacts on the Jamul Country Town, Proctor Valley, and the northern and southern shores of Lower Otay Lake shall contain policy language explicitly setting forth standards for landscaping, grading, and buffering to prevent land use interface impacts between adjacent internal land uses, especially between single-family and multi-family residential and between residential and non-residential uses; and

4b. Residential lots contiguous to Jamul in the Proctor Valley parcel shall not be smaller than 1-acre in size.

4c. Buffer and/or transition techniques regarding transitions between villages within and outside of the project are included in the SRP.

5. If the existing FAA VORTAC facility is not relocated, the Subregional Plan map shall be revised to indicate this land use. In addition, the Specific Plan shall set forth standards for landscaping, grading, and buffering to prevent land use interface impacts.

6. The applicant shall implement the development criteria in the RMP to protect resources located outside the management preserve.

Landform Alteration/Aesthetics (FEIR Section 4.9.3.2; cf. Section 3.2.3)

1. The Subregional Plan contains specific landform alteration standards to protect sensitive landforms. The applicant shall implement, at a minimum, the following measures:

   - Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes.
   - Excessive use of manufactured slopes in the Otay River Valley, Jamul and San Ysidro Mountains, and the area around Otay Lakes shall not be permitted.
   - Natural buffering shall be provided between development and significant landforms, including the Jamul and San Ysidro Mountains.
   - Variable slope ratios not exceeding 2:1 shall be utilized when developing grading plans unless: a report is received from a soil engineer certifying that he or she has investigated the property and that in his or her opinion the proposed steeper slope will be stable and will not endanger any public or private property or result in the deposition of debris on any public way or interfere with any existing drainage course..

has been determined to identify key view corridors that would be available to travelers. Significant views of Lower Otay Lake and the San Ysidro foothills and mountains shall be preserved by a combination of the following:

- Heights of buildings adjacent to the southern edge of the roadway shall be limited to heights, which enable views of the lake and surrounding hillsides, or site planning adjacent to the southern edge of the roadway shall enable view corridors of the lake and surrounding hillsides.
- Viewing areas shall be established along the roadway corridor to allow travelers to stop and enjoy the view above the lake.
- The abandoned alignment shall be rehabilitated and open for pedestrian and bicycle viewing access. Rest areas and vistas shall be incorporated into the rehabilitated walkway or promenade.

Biological Resources (FEIR Section 4.9.4.2; cf. Section 4.2.4.2)

1. The SRP incorporates the policies and standards of the project's RMP and includes an open space system as called for in the RMP. The Specific Plans will need to be consistent with the RMP.

2. Specific mitigation regarding on-site preservation standards, additional sensitive resource studies, control of water runoff, implementation of a Fire Management Plan, and habitat restoration are listed in Exhibit A of this program. Applicable Specific Plans shall meet the required preservation standards and include the required studies and plans, as well as detailed restoration plans, maintenance and monitoring programs, where necessary.

3. Specific mitigation for impacts to regional corridors and important local wildlife corridors should follow detailed recommendations of the Wildlife Corridor Study.

Cultural Resources (FEIR Section 4.9.5.4; cf. Section 3.4.3)

1. **Prehistoric Resources:** A programmatic mitigation plan for prehistoric resources shall be prepared to include the following as described in more detail in the RMP.

   Stage 1 - In conjunction with a ~~the first~~ Specific Plan application ~~within each parcel (Otay Valley, Proctor Valley and San Ysidro Mountains)~~, a comprehensive cultural resources study to assess cultural resources throughout that parcel shall be performed. This report shall be a means of gaining comparative information to develop a specific program for mitigation and resource management. This would include a report to be prepared by a qualified

Exhibit D

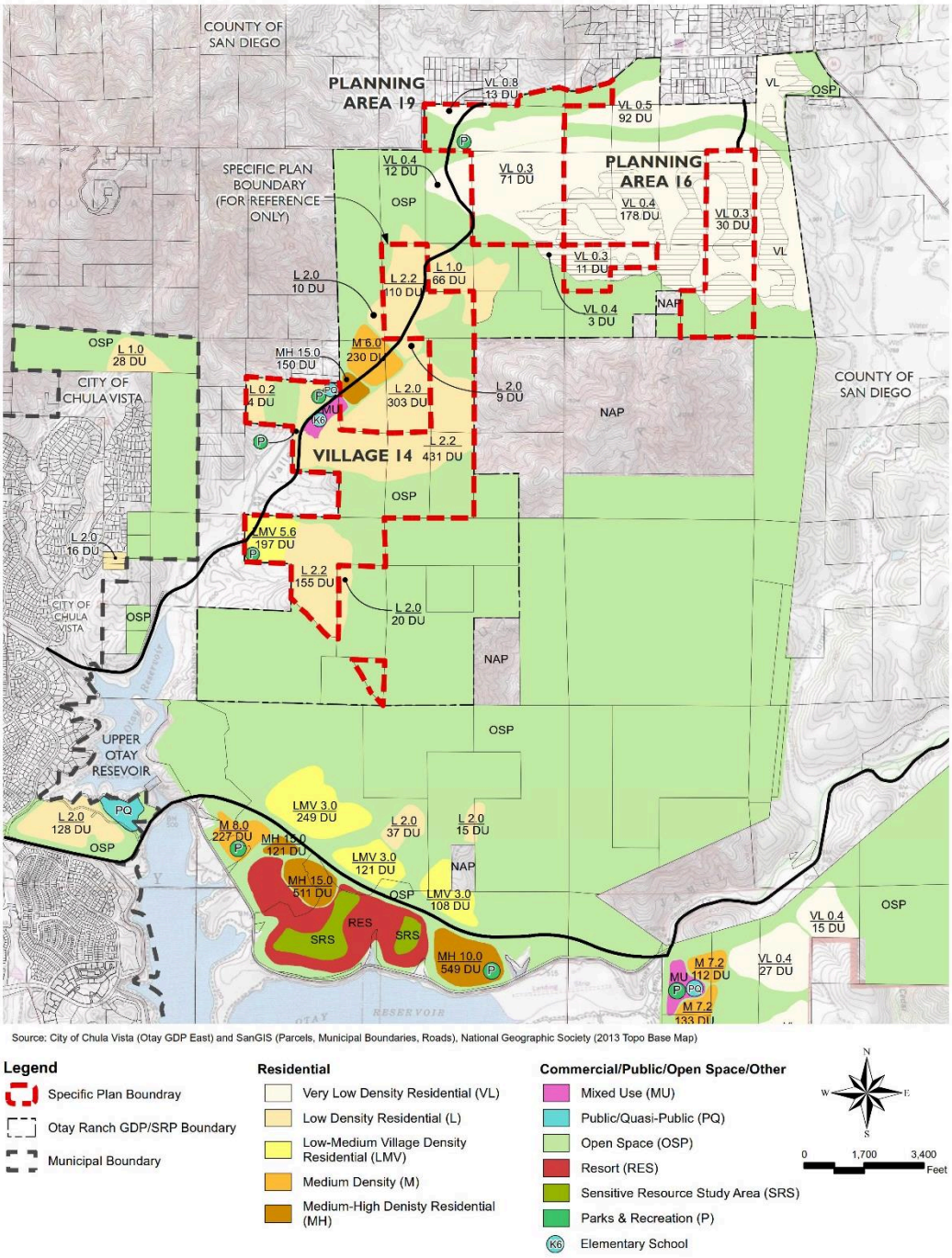


Figure 1
Otay Ranch GDP/SRP Land Use Map (Proctor Valley Parcel) Exhibit 22 (Proposed)

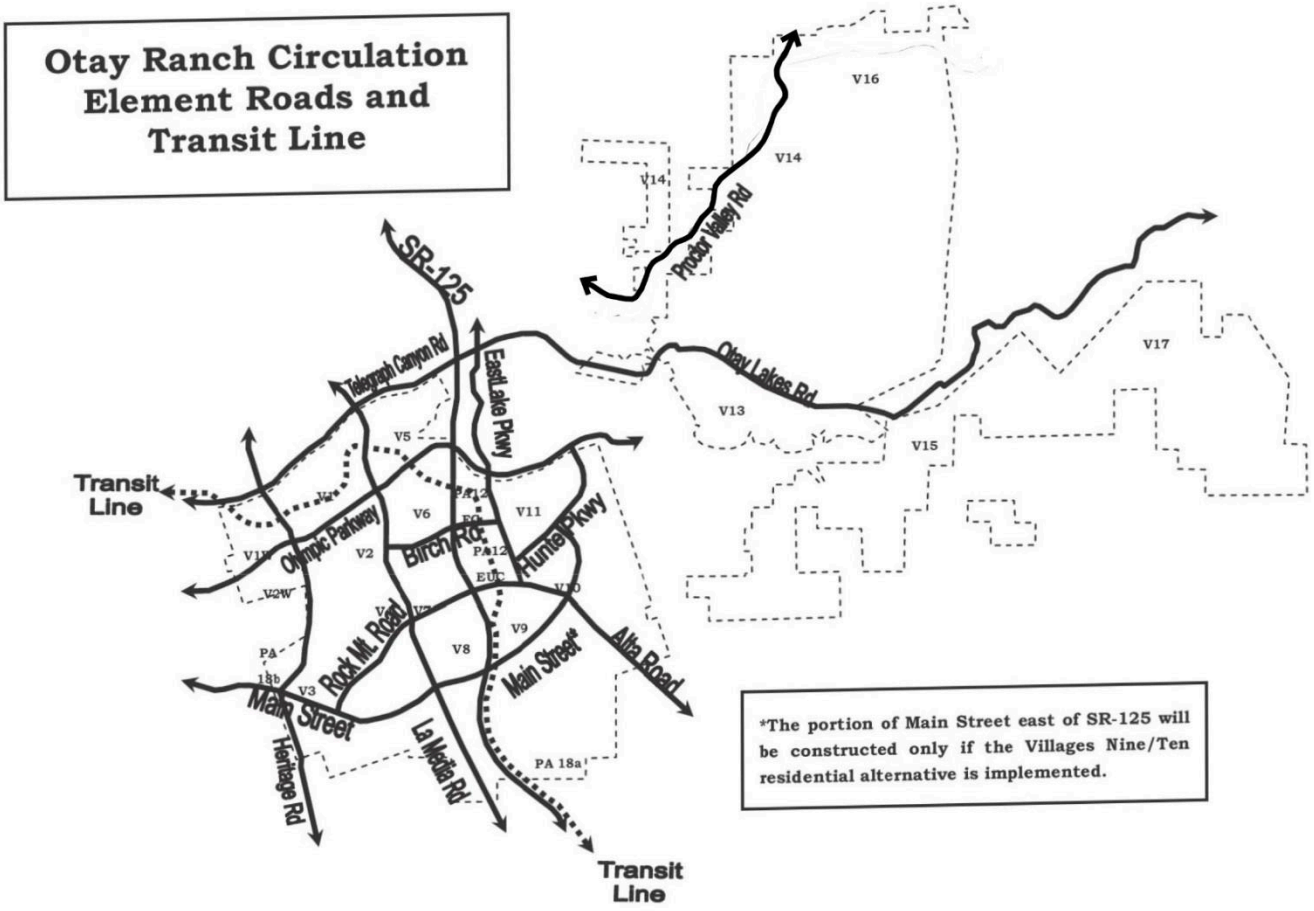
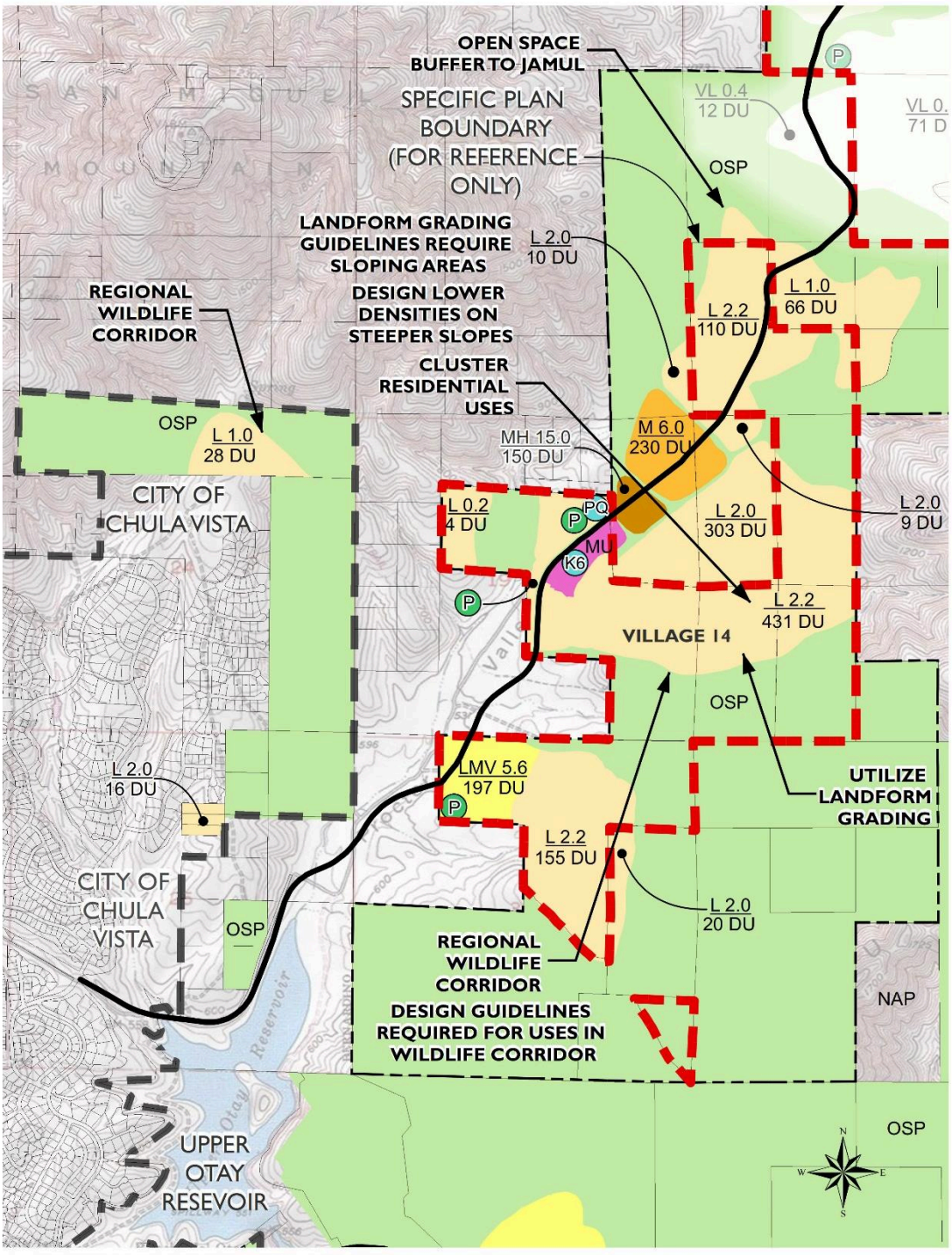


Figure 1
Otay Ranch GDP/SRP Exhibit 28 (Proposed)

Exhibit D



Source: City of Chula Vista (Otay GDP East) and SanGIS (Parcels, Municipal Boundaries, Roads), National Geographic Society (2013 Topo Base Map)

Figure 3
Otay Ranch GDP/SRP Village 14 Land Use Map Exhibit 68 (Proposed)

Exhibit D

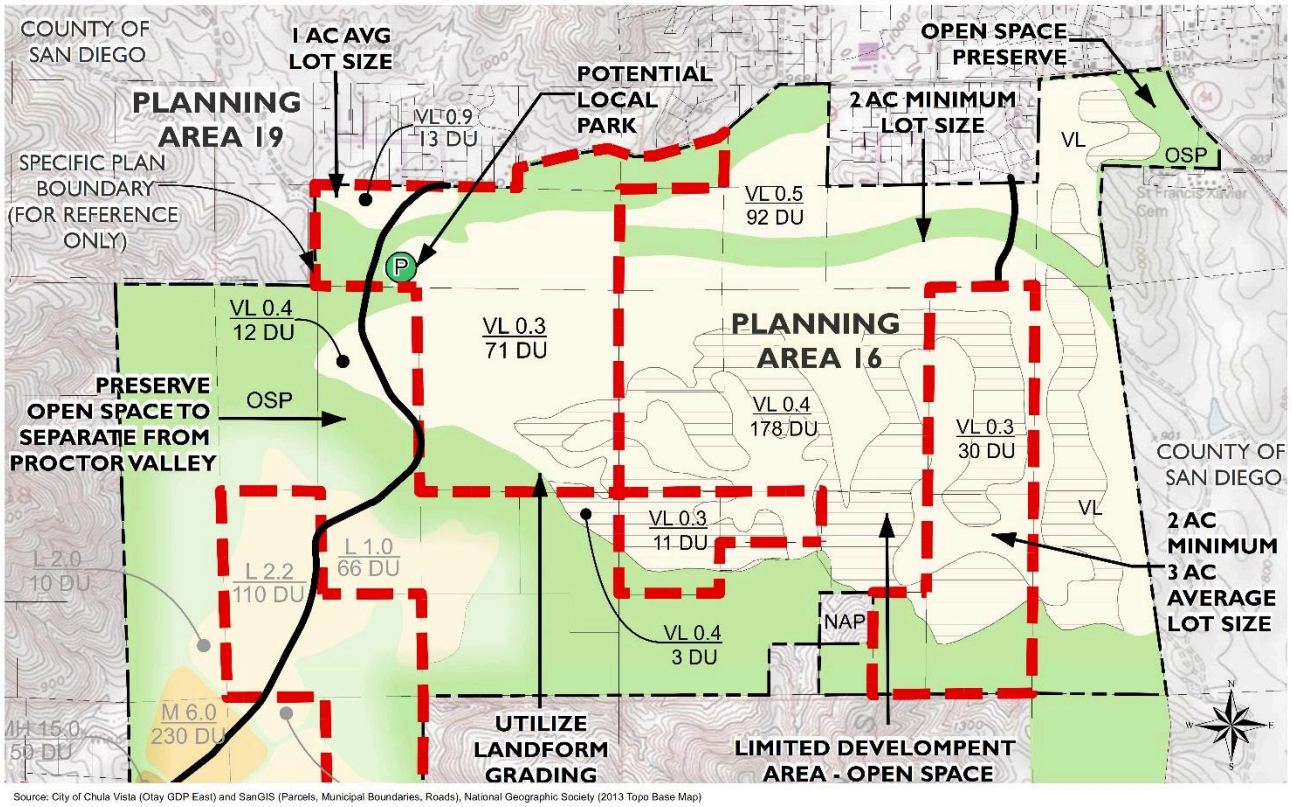


Figure 4
Otay Ranch GDP/SRP Planning Areas 16/19 Land Use Map Exhibit 73 (Proposed)

Exhibit D

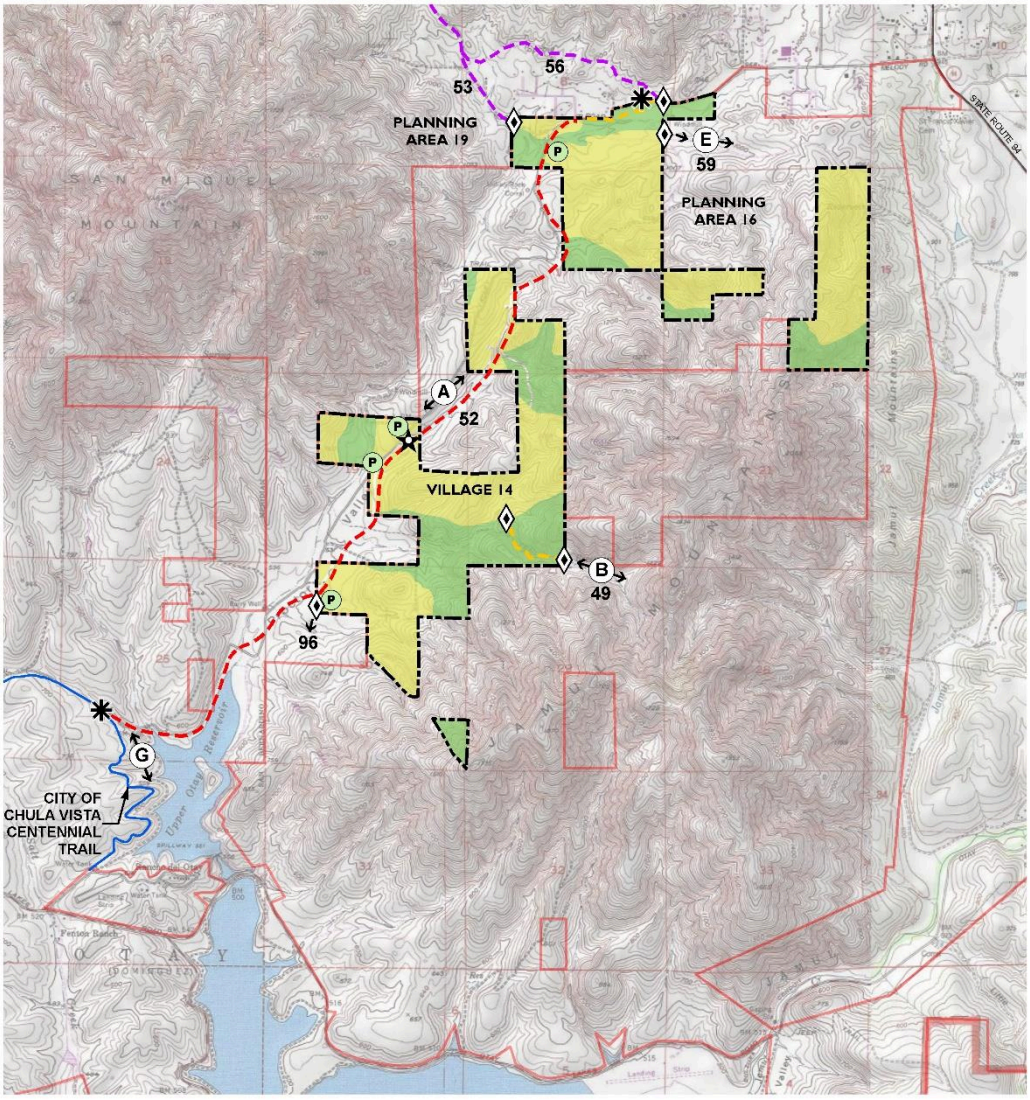


Figure 5
Otay Ranch GDP/SRP Proctor Valley Parcel Park and Trail Map Exhibit 95 (Proposed)

Attachment l –

RESOLUTION APPROVING SPECIFIC PLAN PDS2016-SP-16-002

Hearing Date:

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN SP 16-002)
(Village 14 and Planning Areas 16/19)

ON MOTION of Supervisor _____, seconded by Supervisor _____, the following Resolution is adopted:

WHEREAS, GDCI Proctor Valley, L.P. (hereinafter referred to as "applicant"), submitted a Specific Plan on November 15, 2016, pursuant to Section 65450 et seq. of the Government Code, for an area comprising a total of 1,284 acres located east of the City of Chula Vista, and south of the community of Jamul and State Route (SR) 94; and

WHEREAS, the Specific Plan is based on an amendment to the General Plan (GPA2016-GPA-16-008) for the 1,284 acre site to correct minor mapping inconsistencies and to change portions of the site to the Specific Plan and Open Space Land Use Designations, and the Semi-Rural Regional Category and Rural Regional Category; and

WHEREAS, the General Plan - Mobility Element Table M-4 and the Mobility Element Network Appendix (Jamul/Dulzura Subregion Matrix) has been amended to reclassify the southern segment of Proctor Valley Road from a two-lane 2.2E Light Collector (no median 2-lanes undivided) to a 2.2A Light Collector (raised median 2-lanes divided) and to reclassify the northern segment of Proctor Valley Road from a 2.2E Light Collector to a 2.2F Light Collector; and

WHEREAS, the General Plan - Mobility Element Network Appendix (Figure M-A-8) has been amended to realign a portion of change Proctor Valley Road (1,650 feet) within the southern portion of Village 14 (known as City of San Diego "Cornerstone Lands); and

WHEREAS, the General Plan - Mobility Element Network has been amended to change Table M-4 to include a segment of Proctor Valley Road; and

WHEREAS, the Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/Otay SRP) Circulation Element for Proctor Valley Road has been amended to: (i) reduce the roadway classification from a 4-lane major to a 2-lane collector, (ii) realign Proctor Valley Road (approximately 1,650 feet) within the southern portion in Village 14 to avoid existing vernal pools, and (iii) delete the northerly portions of the Otay Ranch GDP/Otay SRP alignment from Planning Area 16 through the State lands out to SR-94 to substantially conform to the existing Proctor Valley Road Right of Way and the General Plan Mobility Element Network alignment, and

WHEREAS, the Specific Plan submitted by the applicant provides guidelines for developing the project area consistent with the Specific Plan text included in the Community Plans; and

WHEREAS, the applicant has stated the intent to:

1. Rezone to provide to correct a mapping inconsistency in the Zoning Use Regulations. The Zone Reclassification would change General Agriculture (A72) and Open Space (S80) to Specific Plan Area (S88).

2. Request approval of Tentative Map 5616 (PDS2016-TM-5616).

3. Prepare approximately 724 acres of land in Village 14 for up to 994 dwelling units, 1.7-acre mixed use site with up to 10,000 square feet of neighborhood commercial uses, 2.3-acre joint use fire station/sheriff storefront, 9.7-acre school site (97 units if school not constructed), and 23.3 acres of passive and active recreational facilities.

4. Prepare approximately 560 acres of land in Planning Areas 16 and 19 for 112 ranchette lots, 13 estate lots, and 1.4 acres for park uses.

5. Comply with the Otay Ranch Resource Management Plan (RMP) requirement to convey Otay Ranch Preserve lands at the ratio of 1.188 acres of preserve land for each developable acre of land, resulting in an obligation to convey approximately 776.8 acres of land, consisting of both on site and off site property, to the Otay Ranch RMP Preserve for purposes of biological conservation.

6. Preserve approximately 426.7 acres on site, which is designated as Multiple Species Conservation Program (MSCP) “hardline” Preserve.

7. Conserve 101.3 acres of land as common internal open space and conserved open space.

8. Prepare 24.7 acres of land for community, neighborhood, and pocket parks linked by trails, pathways, and a network of bicycle-friendly streets, and community gardens.

9. Provide a pathways/trail system including a 4.5 mile Community Pathway and a 3-mile Park-to-Park pedestrian network, and an additional 3.6 miles of perimeter trails if approved by the Board of Supervisors.

10. Provide all typical and necessary public services and facilities in such a manner that will not create a financial obligation on the County or other public agency.

11. Obtain land or easements necessary to complete the roadway and sight distance improvements outside the boundaries of the project site.

12. Make physical improvements to land outside the jurisdiction of the County of San Diego (under City of Chula Vista, City of San Diego and CALTRANS jurisdictions).

13. Achieve carbon-neutrality through project design features and mitigation measures, including the purchase and retirement of carbon credits that reduce the projects greenhouse gas emissions to net zero.

WHEREAS, implementation of said Specific Plan is subject to concurrent applications for General Plan Amendment (PDS2016-GPA-16-008), Rezone (PDS2016-REZ-16-006), and Tentative Map (PDS2016-TM-5616); and

WHEREAS, pursuant to Sections 65453, 65353, 65090 et seq. of the Government Code, the Planning Commission on _____ conducted a duly advertised public hearing on said Specific Plan and by a vote of ____ to ____ recommended that the Board of Supervisors approve the Village 14 and Planning Areas 16/19 Specific Plan with certain additional conditions because the project is consistent with the General Plan and the Jamul/Dulzura Subregional Plan, the Otay Ranch General Development Plan/Otay Subregional Plan, the Multiple Species Conservation Program (MSCP Plan), and MSCP County Subarea Plan; and

WHEREAS, pursuant to Sections 65453, 65355 and 65090 et seq. of the Government Code, the Board of Supervisors on _____, conducted a duly advertised public hearing on said Specific Plan, considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego or are desirable for implementation of the General Plan; and

WHEREAS, on _____, the Board of Supervisors made the findings in Attachment __, Environmental Findings, and Biological Mitigation Ordinance (BMO) findings, of the Board of Supervisors Planning Report for the project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Village 14 and Planning Areas 16/19 Specific Plan (PDS2016-SP-16-002) is consistent with the San Diego County General Plan, Jamul/Dulzura Subregional Plan, Otay Ranch General Development Plan/Otay Subregional Plan, in that, considering all aspects of the General Plan and Community Plans, the Specific Plan will further the goals, objectives, and policies of all the elements of the plans and not obstruct their attainment.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Village 14 and Planning Areas 16/19 Specific Plan as PDS2016-SP-16-002, consisting of the text and map entitled Village 14 and Planning Areas 16/19 Specific Plan and this Resolution.

1. Adopt Trail Option A that was presented to the Board of Supervisors and the Board of Supervisors reviewed and considered the information before approving the project, and that reflects the independent judgement and analysis of the Board of Supervisors.

2. Adopt Proctor Valley Road Option #2 that was presented to the Board of Supervisors and the Board of Supervisors reviewed and considered the information before approving the project, and that reflects the independent judgement and analysis of the Board of Supervisors.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Specific Plan (PDS2016-SP-16-002) and all development applications filed to implement said Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, the Zoning Ordinance, and the San Diego County Road Standards shall apply irrespective of what is stated in the Specific Plan text, and none of the requirements included within this Resolution shall be deemed as exempting any permit application filed pursuant to this Specific Plan from the review process and those conditions and requirements normally applied to such permit applications.

2. The applicant shall submit to Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution or Board of Supervisors unless an extension is approved by the Director of PDS.

3. The mitigation measures contained in the CEQA Guidelines section 15091 findings for the Village 14 and Planning Areas 16/19 project and the project design considerations described in the Village 14 and Planning Areas 16/19 Environmental Impact Report (EIR) dated September 2018 are hereby made requirements for the Village 14 and Planning Areas 16/19 Specific Plan (PDS2016-SP-16-002) and shall be made conditions of subsequent development permits and approvals where applicable.

4. All permits (e.g. Tentative Maps and Site Plans) requested within the Village 14 and Planning Areas 16/19 Plan shall be consistent with the conceptual figures, plans, design guidelines, and standards identified in the Specific Plan except for Tentative Maps and future Site Plans related to the development and the Village Core, which may be modified as long as the intent and design are consistent with the goals and design objectives of the Specific Plan. Any deviation from the figures, plans, design guidelines, or standards, including those for the development of the Village Core, shall require prior written approval from Planning & Development Services or the applicable decision making authority.

6. Implement a Transportation Demand Management (TDM) program that includes, but is not limited to, a series of pathways and trails that connect the project's residential neighborhoods to the Village Core and to the City of Chula Vista's trail system, ride share facilities, bicycles racks, and ridesharing/walk to school programs, etc. The TDM program shall be implemented in phases as development of each Site Plan occurs.

7. Implement all energy and water conservation measures identified in the Specific Plan and EIR.

8. Pursuant to the Park Lands Dedication Ordinance (PLDO), Village 14 and Planning Areas 16/19 shall provide land for private and public parks to serve future residents of the development. Based on the proposed parks program set forth in Table 4 of the Specific Plan, the project will provide 24.7 acres of parkland areas and be allowed 12 acres of PLDO credit (1.68 acres of private and 10.31 public), exceeding the PLDO requirement by 2.0 acres.

9. Upon completion of the required wastewater (sewer) improvements, trunk line extensions and sewer system, San Diego County Sanitation District will provide sewer service to the project site via their agreement with the City of Chula Vista. All wastewater generated by the project would be transported into the City of Chula Vista – Salt Creek Interceptor.

10. The applicant shall complete all proposed traffic and transportation related improvements and mitigation measures, as required within the EIR and specified in the Specific Pan.

11. The project shall achieve carbon neutrality through the implementation of project design features and mitigation measures that reduce the project's greenhouse gas emissions to net zero. The project design features and mitigation measures are identified in the EIR.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant", "developer", or "subdivider" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Village 14 and Planning Areas 16/19 project at the County of San Diego, the written documents referred to therein, and the oral presentations made at the public hearings.

BE IT FURTHER RESOLVED that this resolution shall become effective 30 days after its adoption, provided that on that date, General Plan Amendment PDS2016-GPA-16-008, Rezone PDS2016-REZ-16-006, and Tentative Map PDS2016-TM-5616.

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a)(1) states, in part:

> *The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081.6(b) further states:

> *A public agency shall provide that the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: The actions to be taken by the lead agency to assure implementation of the mitigation measure.

Condition 3 stated above is required to mitigate or avoid significant impacts on the environment and constitutes the MMRP for this project.

ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

NOTICE: This subject property may contain Quino checkerspot butterfly and/or San Diego fairy shrimp. The Federal government has listed both species as *endangered* under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING STATUS OF ONE OR BOTH SPECIES MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES IN QUESTION OR ITS HABITAT IS PRESENT ON THE PROJECT SITE. The applicant is advised to contact the United

States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: Fish and Wildlife Fees have been paid in the amount of $_____ for the review of the EIR, Receipt numbers _____, dated _____.

Attachment J –

ORDINANCE APPROVING PDS2016-REZ-16-006

ORDINANCE NO. _____(NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE OTAY RANCH GENERAL DEVELOPMENT PLAN/OTAY SUBREGIONAL PLAN AND THE JAMUL/DULZURA SUBREGIONAL PLAN AREA
REF: PDS2016-REZ-16-006

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rezone plat, as illustrated in Exhibit "A" of this ordinance and described in Exhibit A. All documents are on file with the Clerk of the Board of Supervisors of the County of San Diego.

Section 2. The zoning classification of the real property described below is hereby changed as follows:

The existing zoning classifications are as follows:

OLD ZONE:

Development Regulations	Zoning Box 1	Zoning Box 2	Zoning Box 3	Zoning Box 4	Zoning Box 4	Zoning Box 5
Use Regulations	S80/S88	S80/S88	S80/S88	S80	RR/S80/S88	S88
Animal Regulations	-/D	-/D	-/D	-	J/-/D	D
Density	0/.35	0/.35	0/2.06	0	1AC/0/.35	.35
Lot Size	-/2AC	-	-	-	-/-/2AC	2AC
Building Type	W/B	W/B	W/-	W	C/W/B	B
Max Floor Area	-	-	-	-	-	-
Floor Area Ratio	-	-	-	-	-	-
Height	G	G	G	G	G	G
Lot Coverage	-	-	-	-	-	-
Setback	A/C	A/C	A	A	B/A/C	C
Open Space	-	-	-	-	-	-
Special Area Regs.	-	-	-	-	-	-

The zoning classifications are changed to read as follows:

NEW ZONE:

Development Regulations	Residential Single Family (RR)	Residential Single Family (SF-1)	Residential Single Family (SF-2)	Residential Single Family (SF-3)	Village Core (VC-1 & VC-2)	OS-1	OS-2	OS-3
Use Regulations	S88	S88	S88	S88	S88	S88	S88	S88
Animal Regulations	L	_	_	_	—	—	—	—
Density	0.3	—	—	—	—	---	--	--
Lot Size	1 Acre	7,500 SF	4,250 Sf	3,290 SF	—	—	—	—
Building Type	C	C	C	C	C	—	—	—
Max Floor Area	_	_	_	_	—	—	—	—
Floor Area Ratio	_	_	_	_	—	—	—	—
Height	G	G	G	G	—	—	—	—
Lot Coverage	_	_			—	—	—	—
Setback	H	V	V	V	V	—	—	—
Open Space	—	—	—	—	—	—	--	--
Special Area Regs.	D	D	D	D	D	D	D	D

Section 3. The following “D” Designator requirements are hereby adopted.

Objectives:
To ensure that all future projects comply with the Village 14 and Planning Areas 16/19 Specific Plan and to ensure that all mitigation measures within the project EIR are implemented.

Standards:
In addition to those standards and criteria specified in Sections 5906 and 5910 of the Zoning Ordinance, the following specific criteria shall also be applied to the Site Plan review and evaluation to achieve the above objective:

1. Each Site Plan shall incorporate all applicable mitigation measures and project design features through conditions on the Site Plan as set forth in the Village 14 and Planning Areas 16/19 Environmental Impact Report (EIR) dated September 2018. The conditions of the Site Plan approval shall be complied with as specified in the permit.

2. All landscaping, lighting, signage and public/private parks shall be compatible with the Village 14 and Planning Areas 16/19 Specific Plan.

3. The architecture of the South, Central, and North Phase of Village 14; the Village Core, and Planning Areas 16 and 19 development areas shall be compatible with the Village 14 and Planning Areas 16/19 Specific Plan.

4. All grading shall be compatible with the grading guidelines and development standards set forth in the Village 14 and Planning Areas 16/19 Specific Plan.

5. To reduce GHG emissions, require as a condition of each implementing Site Plan, that all project design features, including those identified in Mitigation Measure M-GHG-4 be incorporated into the Building Permits, including, but not limited to electric vehicle (EV) charging stations in 50% of residential structures and pre-wiring for EV charging stations in all homes.

6. In order to ensure operations-related GHG emissions are reduce to zero, the project applicant or its designee shall purchase and retire carbon offsets, for a 30-year period, consistent with the performance standards and requirements set forth in Mitigation Measure M-GHG-2 of the EIR dated September 2018 and the project's MMRP dated September 2018.

7. To reduce vehicle trips and vehicle miles traveled, the project shall implement the Transportation Demand Management (TMD) program. Each implementing Site Plan shall include conditions of approval that require implementation and on-going management of the TDM program and related measures, including, but not limited to, a walk to school program and pathways that connect the various neighborhoods to the Village Core, establishment of a transportation coordinator, and new residents information packages. Project Design Features, as listed in Table S-2 of the EIR and in the MMRP, shall be implemented.

8. To ensure that all road improvements required by TM 5616 are completed prior to issuance of a building permit, a Site Plan shall be approved that contains a condition that requires that the following improvements be completed based on the Equivalent Dwelling Unit (EDU) thresholds identified below. Each Site Plan shall include a table that identifies the EDUs approved to date as well as the EDU resulting from the proposed Site Plan approval. If the total EDU exceeds any of the thresholds below, it shall have a condition that the applicable improvement required by TM 5616 be completed prior to issuance of a building permit(s) that exceeds the applicable threshold. The following are the EDU thresholds:

   <u>Intersections</u>

   - Agua Vista Drive/Northwoods Drive and Proctor Valley Road – 660 EDU
   - SR-94/Lyons Valley Road – 741 EDU

   Waiver: The Site Plan requirement cannot be waived. However, grading permits may be issued prior to approval of any Site Plans.

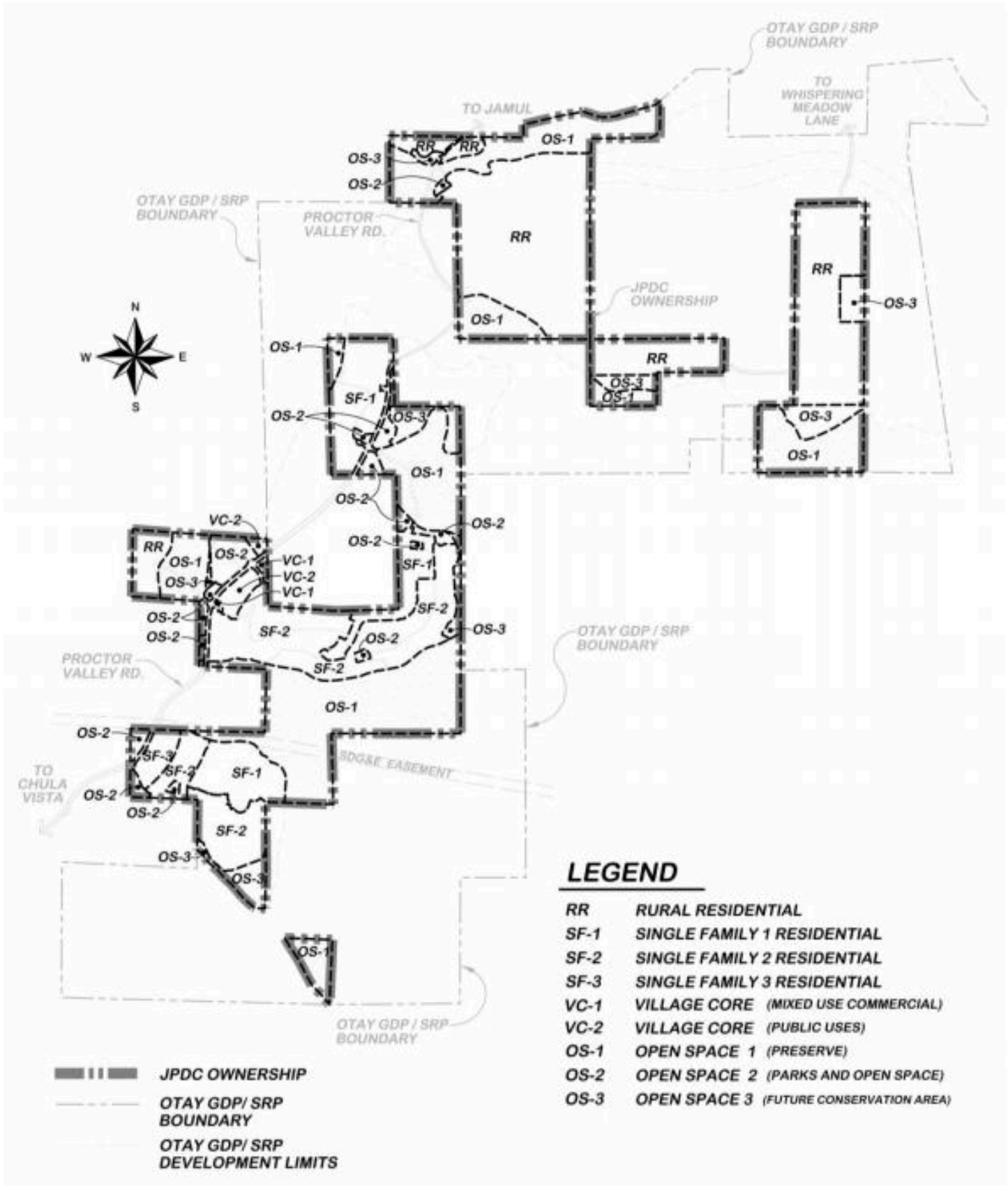
9. Each implementing Site Plan shall include all applicable project features identified in the Specific Plan as conditions of approval, including but not limited to, prohibiting turf

grass in residential front yards, low-water use landscaping and drought tolerant landscape.

Waivers: This site plan requirement may be waived by the Director of Planning and Development Services for this issuance of a grading permit.

Section 3. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

Exhibit A


OTAY GDP / SRP BOUNDARY
TO WHISPERING MEADOW LANE
TO JAMUL
PROCTOR VALLEY RD.
JPDC OWNERSHIP
SDG&E EASEMENT
TO CHULA VISTA
N
W
E
S
RR
SF-1
SF-2
SF-3
VC-1
VC-2
OS-1
OS-2
OS-3
LEGEND
RR RURAL RESIDENTIAL
SF-1 SINGLE FAMILY 1 RESIDENTIAL
SF-2 SINGLE FAMILY 2 RESIDENTIAL
SF-3 SINGLE FAMILY 3 RESIDENTIAL
VC-1 VILLAGE CORE (MIXED USE COMMERCIAL)
VC-2 VILLAGE CORE (PUBLIC USES)
OS-1 OPEN SPACE 1 (PRESERVE)
OS-2 OPEN SPACE 2 (PARKS AND OPEN SPACE)
OS-3 OPEN SPACE 3 (FUTURE CONSERVATION AREA)
JPDC OWNERSHIP
OTAY GDP/ SRP BOUNDARY
OTAY GDP/ SRP DEVELOPMENT LIMITS

Attachment K –

RESOLUTION APPROVING PDS2016-TM-5616

RESOLUTION OF SAN DIEGO COUNTY)
BOARD OF SUPERVISORS
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. PDS2016-TM-5616)

ON MOTION of Supervisor , seconded by Supervisor, the following Resolution is adopted:

WHEREAS, Tentative Map No. PDS2016-TM-5616 (Tentative Map) proposing the division of property located within Proctor Valley Road east of SR-125 and near the community of Jamul, and southwest of State Route (SR) 94, and generally described as:

PORTIONS OF SECTIONS 8, 9, 16, 17, 19, 20, AND 30, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SBM IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on November 15, 2016; and

WHEREAS, on _____, the Board of Supervisors of the County of San Diego pursuant to Section 81.306 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Board of Supervisors of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

WHEREAS, the Board of Supervisors of the County of San Diego has determined that the Mitigation Measures contained within the FEIR for the project are to be consolidated into a Mitigation Monitoring and Reporting Program (MMRP) pursuant to the Public Resources Code (PRC), Section 21081.6 and Section 15097 of the California Environmental Quality act (CEQA). Public Resources Code Section 21081.6 requires the Lead Agency, for each project that is subject to the California Environmental Quality Act (CEQA), to monitor performance of the mitigation measures included in any environmental document to ensure that mitigation does, in fact, take place. The County is the designated lead agency for the Mitigation Monitoring and Reporting Program. The MMRP (Exhibit A) includes: (1) Implementation Program/Mitigation Number; (2) brief description of the Mitigation Measure; (3) Monitoring Phase & Method; (4) Enforcement Agency & Responsible Party for ensuring the mitigation measure is completed within the correct timing period; (5) corresponding Verification of Compliance (initials, date &

remarks) and provides the proposed Project Design Features (PDFs) (which may be revised upon approval of the Planning & Development Director or designee).

IT IS RESOLVED, DETERMINED, AND ORDERED, that collectively the MMRP and PDFs (Attachment A) and conditions based on the findings, said Tentative Map is hereby approved subject to the following:

MAP APPROVAL AND EXPIRATION:

The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution, provided that on that effective date, General Plan Amendment PDS2016-GPA-16-008, Specific Plan PDS2016-SP-16-002, and Rezone PDS20016-REZ-16-006 also become effective. This approval expires thirty-six (36) months after said effective date at 4:00 P.M. unless, prior to that date, an application for a Time Extension has been filed as provided by Section 81.313 of the County Subdivision Ordinance.

WAIVERS AND EXCEPTIONS:
Said subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the:

a. County Public Road Standards:

(1) Section 4.4 (Mobility Element Roads): Modifications to Light Collector road requirements related to right-of-way, road improvements and speed design along ***Proctor Valley Road***. (Refer to the Village 14 Public Roads Design Exception Request letter dated October 5, 2018, for a list of approved project exceptions).

(2) Section 4.5 (Non-Mobility Element Roads): Modifications to Rural Residential road requirements related to right-of-way, road improvements and speed design along the proposed onsite public road within Planning Areas16 and 19. (Refer to the Village 14 Public Roads' Design Exception Request letter dated October 5, 2018 for a list of approved project exceptions).

(3) Section 4.5 (Non-Mobility Element Roads): Modifications to public utility access road requirements related to right-of-way, road improvements and speed design along the proposed waterline maintenance road in Central Village 14 Area.

b. County Private Road Standards:

(1) Modified easement and road improvements for all the proposed on-site private roads in Village14 (North, Central and South), Planning Areas 16 and 19. (Refer to the Village 14 Private Roads' Design Exception Request

letter dated August 30, 2018, for a list of approved project exceptions).

c. Subdivision Ordinance:

(1) Section 81.401(b): Waiver to meet the minimum lot area specified in the Zoning Ordinance for the proposed lots in Planning Area 19.

(2) Section 81.401(p): Waiver to allow proposed lots 1 through 4 in the Planning Area 16 to be bisected by a road. The topographic site constraints will prevent the future owner of these lots to develop the lot in both sides of the road.

STANDARD CONDITIONS: The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199 (Attached Herein as Exhibit A), shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are hereby waived:**

(1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of high pressure sodium (HPS) vapor light sources at the project site if desired or required. HPS vapor light sources are only prohibited within a 15 mile radius of Palomar or Mount Laguna observatories pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].

(2) Standard Condition 11 and 19(e): Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.

(3) Standard Condition 12: Said condition pertains to specific requirements for the hiking trails. The standard condition 12 is waived for more project specific conditions stated under TRAILS#1–TRAIL EASEMENT and TRAILS#2–TRAIL IMPROVEMENTS to meet Community Trails Master Plan design criteria.

(4) Standard Condition 22: Said condition pertains to private subsurface sewage disposal systems. This project proposes public and private sewer system including a pump station; no septic sewer system is proposed as part of the project.

(5) Condition 27: Said condition states that the Final Map shall include the entire project area and shall not be filed as units or groups of units. The Final Map for this project proposed as units or groups of units.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map also includes the approval of the Preliminary Grading and Improvement Plan dated September 28, 2018 consisting of twenty four sheets pursuant to Section 81.305 of the County Subdivision Ordinance. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be submitted for approval pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS AND THE ATTACHED MITIGATION MONITORING AND REPORTING PROGRAM SHALL BE COMPLIED WITH BEFORE A FINAL MAP FOR EACH ASSOCIATED PHASE OR UNIT IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (and where specifically indicated, mitigation measures, project design features and conditions of approvals shall also be complied with prior to the approval and issuance of grading, clearing, disturbance or other permits as specified):

1-29. The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, with the exception of those "Standard Conditions" waived above.

ANY PERMIT: *(Prior to approval of grading permits or improvement plans for applicable units or phases, and prior to approval of the Final Map for applicable units or phases of grading, the applicant or its designee shall incorporate the following mitigation measures).*

30. GEN#1 - COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall pay off all existing deficit accounts associated with processing this map. **DOCUMENTATION:** The applicant or its designee shall provide evidence to *[PDS, Zoning Counter]*, which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

31. GEN#1–GRADING PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the applicable mitigation measures identified for the project. **DOCUMENTATION:** The applicant or its designee shall submit the grading plans and improvement plans for each development phase, which conform to the conceptual development plan for the project. **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The *[DPW, ESU, or PDS, BD for PDS Minor Grading, DPR, TC for trails and PP for park improvements]* shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

32. CULT#1 - ARCHAEOLOGICAL MONITORING (M-CR-2)

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (API) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all or any phased grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.

c. The Property Owner or their representative which may include the Project Archaeologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties.

d. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant or its designee or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to *[PDS, PPD]*. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase. **MONITORING:** *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, PPD]* for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

33. PALEO#1 - PALEONTOLOGICAL GRADING MONITORING (M-PR-1)

INTENT: In order to mitigate for potential impacts to paleontological resources, a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Paleontological Resources. **DESCRIPTION OF REQUIREMENT:** A Qualified Paleontologist shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during all or any phased grading, trenching, or other excavation into undisturbed rock layers beneath the soil horizons. The monitoring program shall include the following:

a. A Qualified Paleontologist ("Project Paleontologist") shall perform the monitoring duties pursuant to the most current version of the County of San Diego Guidelines for Determining Significance for Paleontological Resources, and this permit. The contract or letter of acceptance provided to the County shall include an agreement that the grading/ trenching/excavation monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Paleontologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.

b. The Property Owner or their representative which may include the Project Paleontologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties.

c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant or its designee or its designee shall provide a copy of the Grading Monitoring Contract or letter of acceptance, cost estimate, and MOU to the *[PDS, PPD*]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate*.* **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase. **MONITORING:** The *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, LDR]*, for inclusion in the grading bond cost estimate and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

34. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE (M-AE-2, M-BI-16 & PDF-UT-4)

INTENT: In order to provide adequate Landscaping that complies with the County of San Diego's Water Efficient Landscape Design Manual, the County's Water Conservation in Landscaping Ordinance, the County's Climate Action Plan and the Specific Plan (PDS2016-SP-16-002). **DESCRIPTION OF REQUIREMENT:** As part of the Landscape Documentation Package a landscape plan shall be prepared for each phase by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant or its designee shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings. Planting shall be selected from plant palettes within the approved Village Design Plan for Village 14 (Appendix 5 of the Specific Plan), Design Guidelines for Planning Areas 16 and 19 (Appendix 7 of the Specific Plan), the Fire Protection Plan (Appendix 2 of the Specific Plan), and the Preserve Edge Plan (Appendix 1 of the Specific Plan).
c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent,

and/or temporary irrigation system. The use of greywater for landscape irrigation is encouraged when available to offset potable water use.

d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.
g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
h. Additionally, the following items shall be addressed as part of the Landscape Plan: The Master Landscape Plan required of **Mitigation Measure M-AE-2** identified in Chapter 7 of the approved FEIR shall be submitted for review and approval prior to submitting any subsequent landscape plans, or prior to issuance of any grading permits.
i. The title sheet to the Master Landscape Plan, and all subsequent landscape plan submittals, shall contain the following note, as required by **Mitigation Measure M-BI-16**: *no invasive plant species as included on the most recent version of the California Invasive Plant Council's California Invasive Plant Inventory for the Proposed Project region shall be included, and the plant palette shall be composed of native species that do not require high irrigation rates. The Proposed Project biologist shall periodically check landscape products for compliance with these requirements*.
j. The Master Landscape Plan shall address the use of heat deflecting landscape view walls and show the location of the proposed lots and provide details and specifications.
k. The Master Landscape Plan shall identify all those residential lots that will be reviewed as part of the Water Use and Tree Planting Exhibit.
l. All landscape plans shall be compliant with Section G (Landscape Concepts) within the Specific Plan, dated March 2017, or the most currently approved version.
m. Master Landscape Plans shall be submitted in coordination with applicable construction phasing as identified in Section V (Implementation) C – Phasing Plan and Exhibit 43 of the Specific Plan, dated March 2017, or the most currently approved version.
n. The title sheet of all Landscape Documentation Package submittals shall clearly identify all landscape maintenance responsibilities as identified in Section V. F – Landscape Maintenance Responsibilities of the Specific Plan, dated March 2017, or the most currently approved

version. Provide supporting documentation that shows proof of formation of these entities.

o. All landscape plans shall be compliant with applicable appendices within the most currently approved Specific Plan, specifically, landscape and irrigation requirements and restrictions identified in the Preserve Edge Plan, the Fire Protection Plan, water conservation measures identified in the Energy Conservation Plan, landscape guidelines within the Village 14 Design Plan, the Water Conservation Plan, and landscape requirements within the Planning Areas 16 & 19 Design Guidelines.

p. In addition to water conservation measures identified within the Water Conservation Plan (Appendix 6 of the Specific Plan, dated March, 2017 for Village 14 and Planning Area's 16 & 19) dated January 2018, outdoor water use shall be further reduced with the Board of Supervisor's approval of the Climate Action Plan, dated February 14, 2018. Measure W-1.2 (Reduce Outdoor Water Use) requires a 40% reduction from 2014 outdoor water use budgets for all landscapes (residential uses and applicable public facilities). The ETAF value within the MAWA formula shall now be 0.42 for both residential and non-residential applications, and the value for use with a Special Landscape Area is now 0.58. The County's MAWA formula is now: (ETo) (0.62) (0.42 x LA) + (0.58 x SLA).

q. Parkway planting shall be consistent with all applicable sections and Figures shown in Section H (Circulation Plan) within the Specific Plan, including Buffering Streets with Landscaping. All species, and spacing shall be compliant with the Fire Protection Plan and sight line requirements. Sight line requirements, per Section 86.709 (c.9) of the Water Conservation in Landscaping Ordinance shall be complied with for all proposed streetscapes.

r. All vegetated structural BMP's associated with the project's Storm Water Quality Management Plan shall be shown on all Landscape Plans prepared in conjunction with the submittal of grading permit applications.

s. All proposed trails and pathways shall be shown on the Master Landscape Plan with applicable notes, specifications, and construction details.

t. All proposed walls and fences shall be shown on the Landscape Plans with applicable notes, specifications, and construction details. Neighborhood signs and monuments shall also be shown on the landscape plans along with appropriate notes, specifications, and construction details.

u. Specific Plan, Table 19 (Site Plan Check List) within Section H (Site Planning Procedures) of the Development Regulations (Section IV of the Specific Plan) shall now include a category for the Climate Action Plan Consistency Checklist, identifying Measure's A-2.1 and W-1.2 as being required of all applicable landscape plan submittals.

v. The requirements of Measure A-2.1 (Increase Residential Tree Planting) shall be inclusive of Section D.11 (Residential Landscaping) of the Development Regulations within Section IV of the Specific Plan. Tree species shall be selected from the Project's approved Fire Protection Plan plant palette. All trees shall be irrigated independently of all other landscape plantings and be controlled by a separate valve.

DOCUMENTATION: The applicant or its designee or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the *[PDS, PCC]*, and pay all applicable review fees. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved. **MONITORING:** The *[PDS, LA] and [DPR, TC, PP]* shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.

35. AQ/GHG#1 - TRANSPORTATION DEMAND MANAGEMENT PROGRAM – PRIOR TO BUILDING PERMIT (PDF-TR-1)

INTENT: In order to implement a sustainable project design that would reduce the number of vehicle trips and Air Quality and GHG emissions generated by the project. **DESCRIPTION OF REQUIREMENT:** The following Transportation Demand Management (TDM) Program design features shall be identified on all Building Plans for the project and/or included in HOA formation documents, as appropriate. The Proposed Project applicant or its designee or its designee shall implement a Transportation Demand Management program to facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as provide the resources, means, and incentives for ridesharing and carpooling. The following components are to be included in the Transportation Demand Management program:

a. Develop a comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various Proposed Project phases, land uses, parks/open spaces, schools, and the Village Core. Where approved by the appropriate jurisdiction, the pedestrian network would also provide connections to the various recreational trails and multi-modal facilities accessing the Project Area.
b. Provide bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the Project Area.
c. Coordinate with the San Diego Association of Governments' (SANDAG) iCommute program for carpool, vanpool, and rideshare programs that are specific to the Proposed Project and future employees.
d. Promote available websites providing transportation options for residents and businesses.
e. Create and distribute a "new resident" information packet addressing alternative modes of transportation.

f. Coordinate with San Diego Metropolitan Transit System (MTSMTS) about the future sighting of transit stops/stations within the Project Area Village Core.
g. If a school is constructed, a school carpool program should be established by coordinating with the local school district and SANDAG. Provide dedicated parking space the school carpool program Village Core in the Village Core.
h. If a school is constructed, a school bus program shall be prepared in coordination with school district.
i. If a school is constructed, require homeowner's associations within Project Area to coordinate with the local school district partner with the on-site elementary school to create a "walking school bus program" for neighborhood students to safely walk to from school. The Proposed Project applicant or its designee would also coordinate with the local school district to encourage the provision of bicycle storage facilities at the on-site elementary school.
j. To ensure that the TDM Program strategies are implemented and effective, a transportation coordinator (likely as part of a homeowner's association (HOA)) would be established to monitor the TDM Program, and would be responsible for developing, marketing, implementing, and evaluating the TDM

DOCUMENTATION: The applicant or its designee or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these design measures shall be identified on the building plans and/or identified in HOA formation documents, as appropriate. **MONITORING**: The [*PDS, BPPR*] shall make sure that the requirements are identified on all building plans for the project and/or identified in HOA formation documents, as appropriate. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition.

36. AQ/GHG#2 - SITE DESIGN – PRIOR TO BUILDING PERMIT (M-AQ-9, M-GHG-3, PDF-UT-1 THRU 5, AND AQ/GHG 1 THRU 10)

INTENT: In order to implement a sustainable project design that would minimize energy consumption and Air Quality and Greenhouse Gas emissions. **DESCRIPTION OF REQUIREMENT:** The Project Design Features (PDF's) indicated for Site Design are listed in the MMRP - Attachment A and shall be identified on all Building Plans for the project.

DOCUMENTATION: The applicant or its designee or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these Site Design measures shall be identified on the building plans. For **PDF-UT-5,** upon formation of the projects homeowners association, shall regulate the use of water for outdoor cleaning. **MONITORING**: The [*PDS, BPPR*] shall make sure that the Site Design measures are identified on all building plans for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition.

37. AQ/GHG#3 - BICYCLE, PEDESTRIAN, AND TRANSIT – PRIOR TO BUILDING PERMIT (PDF-TR-1)

INTENT: In order to implement measures that would reduce impacts related to project bicycle, pedestrian, and transit access and Air Quality emissions. **DESCRIPTION OF REQUIREMENT:** The project applicant or its designee or its designee shall comply with the following measures:

a. If a school is constructed, the project shall implement a School Pool Program to encourage walking or biking to school to minimize potential busing services.

b. Prior to the issuance of residential building permits, the applicant or its designee or its designee shall provide evidence to the County of San Diego that building design plans require that residential structures be equipped with outdoor/exterior electric outlets in the front and rear of the structure to facilitate use of electrical equipment. .

c. Educational material will be provided to all residents, commercial tenants, and school employees regarding alternative modes of transportation internal and external to the site, bus routes, and other forms of alternative transportation, as described in the Project's TDM Plan.

d. The project will construct bicycle networks and paths that are connected to existing, off-site bicycle networks.

e. The project will provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project area. The project will minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, landscaping, and slopes that impede pedestrian circulation will be eliminated.

f. The project will include pedestrian/bicycle safety and traffic-calming measures in excess of jurisdiction requirements. Roadways will be designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic-calming features. Traffic-calming features may include marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chockers, and others.

DOCUMENTATION: The applicant or its designee or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these design measures shall be identified on the building plans. **MONITORING**: The [*PDS, BPPR*] shall make sure that the sustainable design measures are identified on all building plans for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition.

38. AQ/GHG#4 - CONSUMER PRODUCTS (M-AQ-9 & M-AQ-10)

INTENT: In order to implement measures that would reduce impacts related to consumer products and Air Quality emissions. **DESCRIPTION OF REQUIREMENTS:** Prior to the occupancy of any on-site development, the applicant or its designee or its designee shall develop a Green Cleaning Product and Paint education program to be made available at rental offices, leasing spaces, and/or on websites **M-AQ-9 & M-AQ-10** are listed in the MMRP - Attachment A. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to issuance of any occupancy permit, these design measures shall be identified on the building plans. **MONITORING:** The [*PDS, BPPR*] shall make sure that the design measures are identified on all building plans for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition

39. AQ/GHG#5 - WATER USE REDUCTION – PRIOR TO BUILDING PERMIT (PDF-UT-1 THRU 5)

INTENT: In order to reduce impacts related to project water use and Air Quality emissions. **DESCRIPTION OF REQUIREMENTS:** The following design features shall be identified on all building Plans for the project:

a. All hot water pipes shall be insulated and hot and cold water piping shall be separated.
b. The maximum service pressure shall be set to 60 pounds per square inch to reduce potential leakage and prevent excessive flow of water from appliances.
c. The project shall comply with the Model Water Efficient Landscape Ordinance, California Code of Regulations Title 23, Division 2, Chapter 2.7 (Section 490 et seq.).

DOCUMENTATION: The applicant or its designee or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be identified on the building plans. **MONITORING**: The [*PDS, BPPR*] shall make sure that the sustainable design measures are identified on all building plans for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition.

40. AQ/GHG#6 - CARBON SEQUESTRATION – PRIOR TO BUILDING PERMIT (M-AE-2)

INTENT: In order to enhance on-site carbon sequestration. **DESCRIPTION OF REQUIREMENT:** The following design feature shall be identified on all building plans for the project:

a. Plant 8,000 trees on site.

DOCUMENTATION: The applicant or its designee or its designee shall comply with the Air Quality requirement of this condition. **TIMING:** Prior to approval of any landscape plan and the issuance of any building permit, the trees planting requirements shall identify the quantity and location of trees per the approved Master Landscape Plan for all of the development phases. Prior to each phased landscape plan approval the County shall verify the number of trees to be planted for that phase. **MONITORING:** The [*PDS, BPPR*] shall make sure that the design measures are identified on all building plans for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition

41. AQ/GHG#7 - OPERATIONAL CARBON OFFSETS – PRIOR TO BUILDING PERMIT (M-GHG-2)

INTENT: In order to offset 100% of the project annual GHG emissions, for a 30-year period, in order to achieve carbon neutrality (i.e., a net zero emissions level). **DESCRIPTION OF REQUIREMENT:** As to operational GHG emissions, prior to the County's issuance of building permits, the applicant or its designee or its designee shall purchase and retire carbon offsets in a quantity sufficient to offset, for a 30-year period, the operational greenhouse gas (GHG) emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements identified within the MMRP - Attachment A.
DOCUMENTATION: The applicant or its designee or its designee shall comply with the GHG requirements of this condition. **TIMING:** Prior to issuance of the building permits for each implementing Site Plan ("D" Designator). **MONITORING**: The [*DPW, PDCI*] shall make sure that the applicant or its designee or its designee complies with this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the project applicant or its designee or its designee fails to comply with this condition.

42. AQ/GHG#8 - CLIMATE ACTION PLAN SATISFACTION (M-AG-9, PDF-UT-1 THRU 5, M-AE-2 & PDF-AQ/GHG-1 THRU10)
INTENT: In order to comply with the County's Climate Action Plan (CAP) measures, the project shall include the following features. **DESCRIPTION OF REQUIREMENT:** The project shall implement or install the following measures or features as required within Step 2 of the CAP Measure Consistency Checklist.

a. Measure 3a: The project will install the following types of electric or alternatively-fueled water heating systems: tankless electric water heater, tankless gas water heater.

b. Measure 4a: The project will comply with the following water efficiency best management practices. First, the maximum flow rate of kitchen faucets in residential buildings shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi. Second, the project will install at least one qualified Energy Star dishwasher or clothes washer per residential unit.

c. Measure 5a: The project will make use of incentives to install one rain barrel per every 500 square feet of available roof area for residential buildings.

d. Measure 6a: The project shall submit a Landscape Document Package that complies with the County's Water Conservation in Landscaping Ordinance and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor use.

e. Measure 9a: The project will plant, at a minimum, two trees per every new residential dwelling unit proposed.

DOCUMENTATION: The applicant or its designee or its designee shall comply with the requirements of this condition. **TIMING**: Prior to the approval of each final map and prior to the approval of any plan and issuance of any permit. **MONITORING:** The [*PDS, LA*] and [*DPR, TC, PP*] shall review the Landscape Plan(s) for that phase for compliance with Measures 4a and 6a of this condition. The [*PDS, BPPR*] shall verify that the Building Plans comply with **Measures 3a and 9a** of this condition. The [*PDS, BI*] shall inspect the site for compliance with **Measure 5a** this condition.

43. AQ/GHG#9 - Ongoing Transportation Demand Management Program (PDF-TR-1)

INTENT: In order to monitor and ensure the project is implementing Transportation Demand Management (TDM) strategies aimed to reduce the number of vehicle trips and Air Quality and GHG emissions generated by the project. **DESCRIPTION OF REQUIREMENT:** The following Transportation Demand Management (TDM) Program Design Features shall be implemented and maintained:

a. Promote and advertise various transit options on a quarterly basis in Homeowners' Association (HOA) newsletters. Additionally, the HOA will provide and promote information and resources regarding SANDAG's iCommute program. SANDAG's iCommute program provides support to commuters through a number of TDM measures such as carpool matching services, vanpool, and other services.

b. For residential commuters, the HOA shall encourage formal and/or informal networks among residents for carpool purposes.

c. Begin monitoring to ensure that the project is implementing the TDM program starting once the community is 85 percent occupied. Monitoring would occur once every three to five years. The Transportation Coordinator will would submit a monitoring report to County of San Diego staff including, for example, summaries of community surveys and documentation of TDM measures in operation. The details of this monitoring report will be determined through collaboration between the applicant or its designee/Transportation Coordinator and County staff.

DOCUMENTATION: The applicant or its designee or its designee shall comply with the sustainable design features included in the Transportation Demand Management Plan and this condition. **TIMING:** Upon establishment of the use, these conditions shall be complied with for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the design features have been implemented pursuant to the approved Transportation Demand Management Plan.

44. FIRE#1–FIRE SERVICES AND AVAILABILITY (M-BI-19): [PDS, REG] [FIRE] [GP, IP] [PDS, FEE]

INTENT: To ensure that fire and emergency services are provided to the development in accordance with the travel time requirements of General Plan Policy S-6.4 and Table S-1. **DESCRIPTION OF REQUIREMENT:** The project shall enter into a fire and emergency services agreement with the San Diego County Fire Authority (SDCFA) to fund for the construction, equipping, staffing and ongoing operation and maintenance of a new fire station to be built within the project. **DOCUMENTATION:** The applicant or its designee shall provide written evidence, to the satisfaction of the County Fire Marshal and PDS Project Planning, demonstrating that the project has entered into a fire and emergency services agreement with the SDCFA. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the property shall enter into a fire and emergency services agreement with the SDCFA in accordance with the above documentation. **MONITORING:** The County Fire Marshal shall review the submitted documentation. If, upon review, PDS determines the documentation demonstrates conformance with this condition, the PDS shall approve the documentation and deem the condition satisfied.

45. FIRE#2 - LIMITED BUILDING ZONE (M-BI-19): [PDS, PCC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2].

INTENT: In order to provide Defensible Space for the project, a Limited Building Zone (LBZ) Restriction for Fire Protection purposes shall be established to comply with the County of San Diego Fire Code Section 96.1.4907 for Defensible Space. Additionally in order to protect sensitive biological resources in the adjacent Otay Ranch Preserve and other conserved open spaces pursuant to the Otay Ranch RMP and CEQA, this LBZ easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource are and avoid other direct and indirect impacts. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the Tentative Map. The purpose of this easement is to limit

the need to clear or modify vegetation for fire protection purposes and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

a. Structures designed or intended for occupancy by humans or animals located no less than 100 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum ignition-resistive construction requirements as defined by the San Diego County Fire Authority (SDCFA) over the property and that SDCFA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.

b. Decking, fences, and similar facilities.

c. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

DOCUMENTATION: The applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant or its designee shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded for each phase in which the LBZ is located. **MONITORING:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant or its designee for signature and subsequent recordation. Upon Recordation of the easements *[DGS, Real Property Division]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

46. FIRE#3 - FIRE PROTECTION (M-BI-19): [PDS, PCC] [OG]

INTENT: In order to assure fire safety in compliance with the County of San Diego Fire Code Sections 96.1.4903 and 96.1.4907, the site shall be maintained in conformance with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** The requirements approved in the Fire Protection Plan shall be implemented and maintained: **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit. **MONITORING:** The [*PDS, PCC*] shall verify that the mitigation measures have

been implemented pursuant to the approved building plans and the fire protection plan. The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.

47. ROADS#1 – TRAFFIC CONTROL PLAN:

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** For each development phase have a Registered Civil Engineer or licensed Traffic Control Contractor shall prepare a TCP to the satisfaction of Director of DPW. **DOCUMENTATION:** The applicant or its designee shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [*PDS, LDR*] for review by [*DPW, Traffic*]. **TIMING:** Prior to approval of each Final Map for any development phase, a TCP shall be prepared and approved. **MONITORING:** The [*PDS, LDR*] shall review the TCP for compliance with this condition.

48. ROADS#2–HAUL ROUTE PLAN (M-AQ-8)

INTENT: In order to ensure the roads are not damaged by heavy loads that loaded trucks place on the construction route (or subsequent operations- use for applicable projects), a Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** For each development phase a HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant or its designee is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.

b. The applicant or its designee will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads as identified on the haul route plan shall be returned to the existing condition or better.

c. Prior to import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more depending on the frequency of hauling.

d. The haul route and the construction traffic will be restricted to travel through the Proctor Valley Road and all the project's onsite roads. No construction traffic will be allowed to go through the existing residential roads to the north of Planning Areas 16 and 19 including but not limited to Whispering Meadows Lane.

DOCUMENTATION: The applicant or its designee shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [*PDS, LDR*] for review by [*DPW, Road Maintenance*]. The applicant or its designee shall also execute a secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [*DPW, Road Maintenance*]. **TIMING:** Prior to recordation of each Final Map for any development phase, a HRP shall be prepared and approved. **MONITORING:** The [*PDS, LDR*] shall review the HRP for compliance with this condition.

49. ROADS#3–PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant or its designee shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [*PDS, LDR*] for review. **TIMING:** Prior to the approval of improvement plans or the approval of the each Final Map of any development phase, the letters shall be submitted for approval. **MONITORING:** The [*PDS, LDR*] shall review the signed letters.

50. ROADS#4–TRANSPORTATION IMPACT FEE

INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the Transportation Impact Fee (TIF) Ordinance Number 77.201-77.223, the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The TIF shall be paid pursuant to the County TIF Ordinance number 77.201-77.223. The fee is calculated pursuant to the ordinance. **DOCUMENTATION:** The applicant or its designee shall pay the TIF at the [*PDS, ZONING*] and provide a copy of the receipt to the [*PDS, BD*] at time of permit issuance. The cost of the fee shall be calculated at time of payment. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, or use of the premises in reliance of this permit, the TIF shall be paid. **MONITORING:** The [*PDS, ZONING*] shall calculate the fee pursuant to the ordinance and provide

a receipt of payment for the applicant or its designee. [*PDS, BD*] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

51. DRNG#1–ONSITE & OFFSITE DRAINAGE IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.403 and to comply with the County Flood Damage Prevention Ordinance No. 10091 (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., and the County Resource Protection Ordinance (RPO) No. 9842, drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** With each Unit, improve or agree to improve and provide security for all the proposed drainage facilities as indicated on the approved Tentative Map and as follows:

a. Storm Drain Systems (Private and Public)
b. Bypass storm drain system
c. Biofiltration Basins
d. Drainage Channels
e. Culvert Crossings
f. (Other if applicable)

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and current standards: San Diego County Drainage Design Manual, San Diego County Hydrology Manual, County of San Diego Grading Ordinance, Zoning Ordinance Sections 5300 through 5500, County Resource Protection Ordinance (RPO) No. 9842, County of San Diego Best Management Practice Design Manual, Community Trails Master Plan and Parkland Dedication Ordinance and County Flood Damage Protection Ordinance No. 10091 (Title 8, Division 11), Low Impact Development (LID) and Hydromodification requirements and the Land Development Improvement Plan Checking Manual. **DOCUMENTATION:** The applicant or its designee or its designee shall complete the following:

a. Process and obtain approval of Improvement Plans to improve the proposed drainage facilities as indicated on approved Tentative Map.
a. Provide Secured Agreements in accordance with Subdivision Ordinance Sec. 81.404 (a) (2).
b. Pay all applicable inspection fees with [*DPW, PDCI*].
c. If the applicant or its designee is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of each Final Map for any development each unit, the plans, agreements, and securities shall be approved. The improvements shall be completed within 24 months from the recordation of Final Map or Parcel Map

pursuant to Subdivision Ordinance Sec. 81.403. The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map. **MONITORING:** The [*PDS, LDR*], *[DPR, TC]* shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

52. DRNG#2–DRAINAGE IMPROVEMENTS' MAINTENANCE MECHANISM

INTENT: In order to assure long-term maintenance of the proposed on and offsite public and private drainage improvements for the project. **DESCRIPTION OF REQUIREMENT:** A Community Facilities District (CFD) or an equivalent funding mechanism (i.e. HOA, etc.) shall be established to fund the perpetual maintenance of proposed on and offsite public drainage improvements to the satisfaction of the Director of DPW and PDS. **DOCUMENTATION:** The applicant or its designee shall provide written evidence to *PDS* demonstrating that the CFD or an equivalent funding mechanism has been established for the proposed on and offsite private and public drainage improvements. **TIMING:** Prior to recordation of the recordation of each Final Map for each development phase or unit, the CFD or an equivalent funding mechanism shall be established. **MONITORING:** The *[PDS, PCC]* shall route the evidence to the DPW and PDS for review and approval prior to satisfying the condition.

53. DRNG#3–DRAINAGE FACILITES MAINTENANCE

INTENT: In order to promote orderly development and to comply with the County Flood Damage Prevention Ordinance No. 10091 (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., drainage improvements shall be provided and maintained. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS and DPW, complete the following:

a. Stormwater BMPs and drainage improvements which are to be publicly maintained by the County shall be designed in conformance with the San Diego County Drainage Design Manual, San Diego County Hydrology Manual, BMP Design Manual or equivalent approved at time of construction.

b. Adequate and legal access shall be provided to all county maintained BMPs and drainage improvements.

c. Establish a Community Facilities District or an equivalent funding mechanism (i.e. HOA, etc.) for perpetual maintenance of all public private facilities including private stormwater facilities

DOCUMENTATION: The applicant or its designee shall provide evidence of completion of above mentioned requirements. **TIMING:** Prior to recordation of

each Final Map for any development phase or unit, the requirements shall be satisfied. **MONITORING:** The [*PDS, LDR*], *[DPR, TC]* shall review the plans for consistency with the condition and County Standards.

54. DRNG#4–LINES OF INUNDATION

INTENT: In order to comply with Grading Ordinance No. 10179, Section 87.803 (38) and prevent future development in flood-prone areas the Lines of Inundation shall be shown on the map. **DESCRIPTION OF REQUIREMENT:** Lines of inundation to the limits of the 100-year flood along the watercourse, which flows through the property, shall be shown and labeled "Subject to Inundation By The 100-Year Flood" on the Final Map. Each parcel shall have a flood free building site to the satisfaction of the Director of PDS. If any of the parcels are found to be devoid of a buildable, flood free site for a residence and/or commercial use, the subdivider shall take appropriate action so that each parcel does have a buildable flood free site. This pertains to watersheds having area of one hundred (100) or more acres. **DOCUMENTATION:** The applicant or its designee shall indicate the lines of inundation on the non-title sheet of the Final Map as indicated above. **TIMING:** Prior to the approval of each Final Map, the inundation lines shall be indicated and labeled on the map for any development phase. **MONITORING:** The [*PDS, LDR*] shall verify that the inundation lines have been indicated pursuant to this condition.

55. STRMWTR#1–STORMWATER FACILITIES MAINTENANCE AGREEMENT

INTENT: In order to promote orderly development and to comply with the County Flood Damage Prevention Ordinance No. 10091 (Title 8, Division 11), and the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity.

b. Establish a maintenance agreement/mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines.

DOCUMENTATION: The applicant or its designee shall process the agreement forms with [*PDS, LDR*] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of each Final Map, execution of the agreements and securities shall be completed for any development phase. **MONITORING:** The [*PDS,LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

56. STRMWTR#2–STORMWATER MAINTENANCE DOCUMENTATION (M-BI-14)
INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

a. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant or its designee and recorded by the County.

DOCUMENTATION: The applicant or its designee shall process the agreement forms with [*PDS, LDR*] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of each Final Map, execution of the agreements and securities shall be completed for any development phase. **MONITORING:** The [*PDS, LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

57. STRMWTR#3–EROSION CONTROL (M-BI-15)
INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the State Construction General Permit, Order No. 2009-00090-DWQ, or subsequent order and the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq. and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee or its designee shall maintain the appropriate on-site and off-site Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

a. An agreement and instrument of credit shall be provided pursuant to Subdivision Ordinance 81.408, for an amount equal to the cost of this work as determined or approved by the *[PDS, LDR],* in accordance with the County of San Diego Grading Ordinance Section 87.304(e). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer or its designee shall submit a letter to *[PDS, LDR]* authorizing the use of this deposit for emergency measures.

b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed

to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant or its designee shall provide the letter of agreement and any additional security and/or cash deposit to the [*PDS, LDR*]. **TIMING:** Prior to recordation of the Final Map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed for any development phase. **MONITORING:** The [*PDS, LDR*] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [*DPW, PDCI*] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

58. BIO#1–ENDANGERED SPECIES ACT CONSULTATION & PERMITS (SAN DIEGO FAIRY SHRIMP) [PDS, PCC] [GP,CP,UO] [Mitigation Measure M-BI-7]
INTENT: In order to comply with applicable regulations (i.e. Federal Endangered Species Act (FESA)) for impacts to species not covered by the MSCP (i.e. San Diego fairy shrimp), the following agency permit (i.e. Section 7 Consultation or Section 10) shall be obtained or verification from the respective resource agencies (i.e. USFWS) that a permit is not required shall be provided. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-7 San Diego Fairy Shrimp Take Authorization**, as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). The Applicant or its designee will comply with any and all conditions that the respective resource agencies (i.e. USFWS) may require for take of San Diego fairy shrimp habitat. **DOCUMENTATION:** The applicant or its designee shall consult the respective agencies to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PCC]* for compliance. **TIMING:** Prior to the approval or issuance of the first grading permit required for impacts within the County's jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained or evidence provided that it is not required. **MONITORING:** Project Applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.

59. BIO#2–ENDANGERED SPECIES ACT CONSULTATION & PERMITS (QUINO CHECKERSPOT BUTTERFLY) [PDS, PCC] [GP,CP,UO] [Mitigation Measure M-BI-8]

INTENT: In order to comply with applicable regulations (i.e. Federal Endangered Species Act (FESA)) for impacts to species not covered by the MSCP (i.e. Quino checkerspot butterfly), the following agency permit (i.e. Section 7 Consultation or Section 10) shall be obtained or verification from the respective resource agencies (i.e. USFWS) that a permit is not required shall be provided. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-8 Quino Checkerspot Butterfly Take Authorization,** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). If the applicant or its designee seeks take of Quino checkerspot butterfly through the County's MSCP Quino Addition, the Applicant or its designee shall provide documentation that the project is in compliance with any and all conditions required by the County under the South County MSCP Quino Subarea Plan Addition, including concurrence from respective resource agencies (i.e. USFWS and CDFW) if required. **DOCUMENTATION:** The applicant or its designee shall consult the respective resource agencies (i.e. USFWS) to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PCC]* for compliance. **TIMING:** Prior to the approval or issuance of the first grading permit required for impacts within the County's jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained from the respective resource agencies, evidence provided that it is not required, or documentation provided that the project is in compliance with the MSCP County Subarea Plan Quino Addition. **MONITORING:** Project Applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.

60. BIO#3–COMMUNITY FACILITIES DISTRICT [Mitigation Measure M-BI-3]

INTENT: In order to provide for the perpetual management and monitoring of the Otay Ranch Preserve managed by the Preserve Owner/Manager (POM), to protect sensitive biological resources, pursuant to the Otay Ranch Resource Management Plan (RMP), and to mitigate significant impacts to sensitive habitats, special-status plant and animal species, and jurisdictional aquatic resources pursuant to the County's Biological Mitigation Ordinance (BMO) and the California Environmental Quality Act (CEQA), a County-administered Community Facilities District (CFD) shall be established. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall establish a County-administered CFD for the Otay Ranch Preserve to protect and enhance biological, paleontological, and cultural resources, to maintain biological diversity, and to promote the survival and recovery of native species and habitats. In forming the County's Otay Ranch Preserve CFD, the

district shall include the required special tax rates, annexation provisions, a comprehensive list of services, cost estimates for biological management and monitoring activities described in the Otay Ranch RMP documents. **DOCUMENTATION:** The applicant or its designee shall request that the County initiate formation proceedings to establish a CFD and enter into a funding agreement for such formation. The CFD shall have the capacity to generate revenues required for annual operation and maintenance of the POM. **TIMING:** Prior to the approval of the first Final Map associated with any development phase of the project. **MONITORING:** The *[DPR, PDS]* shall review the CFD documentation for conformance with this condition. Upon recordation of each final map, and submittal of the required Otay Ranch RMP Preserve conveyance documents, *[DPR, PDS]* shall forward a copy of the recorded documents to *[PDS, DPR, PCC]* for satisfaction of the condition.

PRIOR TO THE RECORDATION OF THE <u>FIRST FINAL MAP ASSOCIATED WITH EACH PHASE</u> (AS SHOWN ON EXHIBIT 44: CONCEPTUAL PHASING PLAN OF THE SPECIFIC PLAN), THE FOLLOWING CONDITIONS SHALL BE COMPLETED FOR THE ENTIRE PHASE TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

61. BIO#4–CONSERVED OPEN SPACE [PDS, FEE X 2][Mitigation Measure M-BI-4]

INTENT: In order to protect sensitive biological resources, pursuant to the Otay Ranch RMP, BMO, and CEQA and to mitigate significant impacts to sensitive habitats, special-status plant and animal species, and jurisdictional waters, conserved open space areas (72.4 acres) shall be preserved. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-4 Biological Open Space Easement** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). The total anticipated Conserved Open Space is 72.4 acres which is in addition to the required conveyance. Per the Otay Ranch RMP, Conserved Open Space lands may be subject to the habitat conveyance and preservation requirement. The additional mitigation as a result of the BMO analysis (approximately 24.6 acres) may be satisfied through this condition (**BIO#4–CONSERVED OPEN SPACE**). Impacts to San Diego Cornerstone lands (11.3 acres or as agreed upon by the City of San Diego) will be mitigated through City of San Diego mitigation requirements and may include the use of Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE**).

Approximate acres to be preserved, by phase based on the same ratio as the RMP conveyance, are as follows:

Phase	Acres Allocated by Phase	% Allocation based on RMP* Conveyance
Village 14 South Phase	12.9	18%
Village 14 Central Phase	23.6	33%
Village 14 North Phase	5.5	8%
Planning Area 16	29.0	40%
Planning Area 19	1.4	2%
TOTAL	72.4	100%

*Conserved Open Space RMP, not the Otay Ranch RMP Conveyance Requirement of 1.188

Exemptions to prohibitions associated with this condition includes construction, use, and maintenance of multi-use, non-motorized trails as approved by the Director of PDS, the Director of DPR, provided it is approved by the Director of PDS and in accordance with the County of San Diego Community Trails Master Plan. **DOCUMENTATION:** If the Conserved Open Space (all or in part) is to be managed by the County of San Diego through the County biological open space easement to satisfy the additional mitigation requirements as a result of the BMO analysis then the following documentation is required. In no event shall less than the required acreage per the BMO be provided. The applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. If the Conserved Open Space is conveyed in fee title to the Preserve Owner Manager (POM) of the Otay Ranch RMP Preserve with funding to pay for review by the POM and associated fees, then the Applicant or its designee shall provide a copy of the grant deed to the County showing the dedication. If portions of the Conserved Open Space are used for mitigation of impacts on Cornerstone Lands, then the Applicant or its designee shall provide the agreement between the City of San Diego and the Applicant or its designee as documentation for this condition. **TIMING:** Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Otay Ranch Village 14 and PA 16/19 Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the biological open space easements to the County, or habitat conveyance to the Otay Ranch Preserve Owner Manager (POM) or City of San Diego shall be executed and recorded by phase based on the allocated acreages in the table above. **MONITORING:** For recordation on the map, *[PDS, LDR]* shall route the applicable Final Map to *[PDS, PCC]* for approval prior to map recordation. The *[PDS, PCC]* shall preapprove the language and

estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

62. BIO#5–RESOURCE MANAGEMENT PLAN (CONSERVED OPEN SPACE) [Mitigation Measure M-BI-4]

INTENT: In order to provide for the perpetual management and monitoring of the proposed Conserved Open Space areas (**BIO#4–CONSERVED OPEN SPACE)**, a Resource Management Plan (RMP) shall be prepared and implemented for all or any portion of Conserved Open Space (72.4 acres) that is protected by a biological open space easement granted to County of San Diego (County) that is not managed under another County-approved RMP (i.e. Otay Ranch RMP). **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-4 Biological Open Space Easement** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). In addition, the County-approved RMP funding costs shall be identified and fully funded to ensure that the funding source remains adequate in perpetuity. One RMP should be developed to cumulatively manage all Conserved Open Space lands managed under this condition. If more than one biological open space easement is recorded, the RMP may be phased to incorporate lands as they are dedicated to the County. This condition may be waived with written approval by the Director of PDS to the extent that any of the areas of Conserved Open Space (72.4 acres) described in **BIO#4–CONSERVED OPEN SPACE** are added to the Otay Ranch RMP Preserve for active monitoring and management by the Preserve Owner Manager (POM) of the RMP Preserve (**BIO#20–HABITAT CONVEYANCE AND PRESERVATION**) and/or for any portion given to the City of San Diego to mitigate for impacts to Cornerstone Lands. If conveyed to the City of San Diego, the applicant or its designee will satisfy all conditions required by the City. **DOCUMENTATION:** The applicant or its designee shall prepare the RMP, demonstrate that the RMP has been fully funded, (funding by phase is acceptable), to the satisfaction of the Director of PDS, and submit it to the *[PDS, ZONING]* and pay all applicable review fees. **TIMING:** Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Otay Ranch Village 14 and PA 16/19 Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the RMP shall be approved by the County and funding established or evidence provided that it is not required. **MONITORING:** The *[PDS, PPD]* shall review the RMP for compliance with the latest version of the County of San Diego Report Format and Content Requirements, Otay Ranch RMP, and this condition.

63. BIO#6–QUINO CHECKERSPOT BUTTERFLY HABITAT PRESERVATION [PDS, FEE X2] [Mitigation Measure M-BI-9]

INTENT: In order to mitigate for impacts to Quino checkerspot butterfly habitat, which is a sensitive biological resource pursuant to the California Environmental Quality Act (CEQA) and Federal Endangered Species Act (FESA), suitable habitat

for Quino checkerspot butterfly will be preserved. **DESCRIPTION OF REQUIREMENT**: The Applicant or its designee shall satisfy Mitigation Measure **M-BI-9 Quino Checkerspot Butterfly Habitat Preservation** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). The Project anticipates that a minimum of 404.8 acres of potential habitat onsite for Quino checkerspot butterfly shall be conveyed to the Otay Ranch RMP Preserve (**BIO#20**–**HABITAT CONVEYANCE AND PRESERVATION**) and 72.4 acres of Conserved Open Space shall have a biological easement **BIO#4**–**CONSERVED OPEN SPACE**). Additional Otay Ranch RMP Preserve off-site conveyance (**BIO#20**–**HABITAT CONVEYANCE AND PRESERVATION**) is required for the Proposed Project's impacts and shall provide suitable Quino checkerspot butterfly habitat, based on the Otay Ranch RMP Preserve Conveyance Obligation ratio. To meet this condition, preservation of Quino checkerspot butterfly habitat shall be conveyed or conserved such that when the project is built out, the entire area of suitable Quino checkerspot butterfly habitat is mitigated at a minimum 1:1 mitigation ratio based on the entire development footprint. The exact numbers will be determined based on the Final Maps.

For off-site Otay Ranch RMP mitigation parcel(s) to be acceptable as mitigation for Quino checkerspot butterfly, vegetation within the off-site parcel must be mapped and the site must demonstrate presence of suitable habitat (with site conditions suitable to support host plant and Quino checkerspot butterfly, such as relative openness and topography), to support Quino checkerspot butterfly per the survey guidelines definition of habitat, and to the satisfaction of the USFWS (only if a Section 7 or 10 permit is necessary) and the County. PDS, Preserve Owner Manager (POM)/DPR (if necessary), and the USFWS (if necessary) shall review and approve the habitat suitability report and the mitigation lands for its suitability to provide habitat for Quino checkerspot butterfly mitigation prior to purchase and conveyance. A higher mitigation ratio of suitable habitat preservation may be required by the USFWS through the take permit process or the County through the County of San Diego Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition if take is required pursuant to M-BI-8. The Applicant or its designee shall comply with any and all requirements of the County Quino Checkerspot Butterfly Subarea Plan Addition. All Otay Ranch RMP Preserve (**BIO#20**–**HABITAT CONVEYANCE AND PRESERVATION**) and any Conserved Open Space areas **(BIO#4**–**CONSERVED OPEN SPACE)** dedicated to the County as part of this project shall be managed under a Quino Checkerspot Butterfly Management/ Enhancement Plan, as discussed further in

64. BIO#7–**QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN [Mitigation Measure M-BI-10]**

INTENT: In order to provide for the perpetual management of Quino checkerspot butterfly habitat, which is a sensitive biological resource pursuant to the Federal Endangered Species Act and CEQA, a long-term Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be prepared and implemented for areas of Quino checkerspot butterfly habitat restoration and enhancement (**BIO#6–QUINO**

CHECKERSPOT BUTTERFLY HABITAT PRESERVATION). **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-10 Quino Checkerspot Butterfly Management/ Enhancement Plan** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). Submit a long-term Quino Checkerspot Butterfly Revegetation/ Enhancement Plan to the County Director of PDS, the USFWS (if applicable) and the Preserve Owner/Manager (POM)/DPR of the RMP Preserve for the monitoring and management of areas of potential Quino checkerspot butterfly habitat restoration and enhancement. The Quino Checkerspot Butterfly Management/ Enhancement Plan shall be submitted to the County, USFWS (if applicable), and the Preserve Owner/Manager (POM) of the RMP Preserve for approval. If restoration/ enhancement is to occur on areas with a County easement, i.e. Conserved Open Space, the final Quino Checkerspot Butterfly Revegetation/Enhancement Plan cannot be approved until the following has been completed to the satisfaction of the Director of PDS and Director of Department of Parks and Recreation (DPR), in cases where DPR has agreed to be the owner/manager, to the satisfaction of the Director(s) and/or his/her designee:

a. The plan shall be prepared by a County-approved biologist and approved by the County, pursuant to the most current version of theCounty of San Diego Report Format and Content Requirement Guidelines: Biological Resources.
b. The habitat land to be managed shall be clearly identified.
c. All open space easements shall be prepared and Otay Ranch RMP Preserve land shall be identified for dedication to the Preserve Owner/Manager to ensure that the land is protected in perpetuity.
d. A suitable Resource Manager or the Preserve Owner/Manager as appropriate shall be selected and evidence provided by applicant or its designee as to the acceptance of this responsibility by the proposed Resource Manager or the Preserve Owner/Manager.
e. A Property Analysis Record (PAR) or similar shall be submitted and approved by the County. The Quino Checkerspot Butterfly Revegetation/Enhancement Plan non-wasting funding mechanism to fund annual costs for perpetual monitoring and maintenance shall be identified, approved by the County, and fully funded. All implementation, including ongoing management, associated with the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan will be funded directly by the Applicant or its designee, funded through a Community Facilities District established for management by the POM/DPR for Otay Ranch Preserve, a non-wasting endowment, or through another funding mechanism agreed upon by the County, POM, and the Applicant or its designee.
f. A contract between applicant or its designee and County shall be executed for the implementation of the Quino Checkerspot Butterfly Revegetation/Enhancement Plan.

g. All revegetation proposed shall be for a length of 5 years and have an 80 percent success criterion.

h. The revegetation component of the report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.

i. Revegetation objectives, revegetation site biological resource map, 24”x 36” landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.

j. The revegetation component shall include a cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

k. The revegetation component shall include an implementation strategy; appropriate seed/source materials; appropriate planting method; an irrigation plan; quantitative and qualitative success criteria; a maintenance, monitoring, and reporting program; estimated completion time; and contingency measures.

For Quino Checkerspot Butterfly Management/Enhancement Plan areas within the Otay Ranch RMP which will be managed by the Preserve Owner Manager (POM) of the RMP Preserve, the Applicant or its designee will work in coordination with the Preserve Owner Manager (POM) of the RMP Preserve to determine the requirements for final Quino Checkerspot Butterfly Revegetation/Enhancement Plan and will, at a minimum, include items g through k listed above.

The Quino Checkerspot Butterfly Management/Enhancement Plan may either be superseded or unnecessary upon completion and adoption of a future County Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition. **DOCUMENTATION:** The applicant or its designee shall prepare the Quino Checkerspot Butterfly Revegetation/Enhancement Plan, submit it to the *[PDS, PPD]*, USFWS (if applicable), and Preserve Owner/Manager (POM) of the RMP Preserve for approval, demonstrate perpetual funding in place for monitoring and management of suitable Quino checkerspot butterfly habitat based on an approved Property Analysis Record (PAR) for activities on Conserved Open Space, or similar, and pay all the applicable review fees and deposits. **TIMING:** Prior to the approval or issuance of any grading permit as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading clearing, or other disturbance, the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be approved by the County *[PDS, PPD],* the USFWS (if applicable) and the POM/DPR of the RMP Preserve. The Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be implemented and funded with perpetual monitoring and management of habitat areas of potential Quino checkerspot butterfly habitat restoration and enhancement in association with each Final Map

(**BIO#6–QUINO CHECKERSPOT BUTTERFLY HABITAT PRESERVATION)**. **MONITORING:** The *[PDS, PPD]* shall review the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition **BIO#8–SECURED AGREEMENT (QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN)** shall be made to enter into a Secured Agreement for the implementation of the Plan.

65. BIO#8–SECURED AGREEMENT (QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN) [Mitigation Measure M-BI-10]
INTENT: In order to assure project completion and success of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan in condition **BIO#7–QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN**, a surety shall be provided and an agreement shall be executed**.** **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall enter into a Secured Agreement with the County of San Diego as follows:

a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan;
b. Provide a 10 percent cash deposit of the cost of all improvements, anticipated to be no less than $3,000 and no more than $30,000. If additional management and monitoring is needed, additional funds may be required;
c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty percent success rate and the vegetative cover percentages outlined in the approved Quino Checkerspot Butterfly Revegetation/ Enhancement Plan, excluding herbaceous species, shall be considered satisfactory completion of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan.

DOCUMENTATION: The applicant or its designee shall execute a Secured Agreement provided with the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan Final Decision, and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the *[PDS, LA]* for final review and approval. **TIMING:** Prior to the approval or issuance of any grading permit, prior to any grading clearing, or other disturbance, and after the approval of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan, the agreement shall be executed and the securities obligation provided for the revegetation

implementation associated with each grading phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan. **MONITORING:** The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by *[PDS, FISCAL].* Upon acceptance of the Agreement, securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter-acknowledging acceptance of securities.

This condition only applies to areas under the County's jurisdiction (i.e. Conserved Open Space). If the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan identifies potential opportunities within the Otay Ranch RMP Preserve, the Applicant or its designee will work with the Preserve Owner/Manager (POM) of the RMP Preserve to implement the plan. The Applicant or its designee will provide to the POM funding, though a CFD or other agreed upon funding mechanism, for the development and perpetual implementation of the plan within the Otay Ranch Preserve.

66. BIO#9–WETLAND PERMITS: [PDS, FEE X2] [Mitigation Measure M-BI-21]
INTENT: In order to comply with the State and Federal Regulations for impacts to U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), California Department of Fish and Wildlife (CDFW) jurisdictional water resources, the following agency permits (i.e. ACOE 404 permit, RWQCB 401 Water Quality Certification, and CDFW Fish and Game Code 1600 Streambed Alteration Agreement), or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-21 Federal and State Agency Permits** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). The overall ratio of wetland/riparian habitat mitigation shall be 3:1. Impacts to unvegetated and ephemeral stream channels shall occur at a 1:1 ratio. The Applicant or its designee or his/her designee agrees to comply with any and all conditions required by the Resource Agencies (i.e. ACOE, RWQCB, and CDFW). **DOCUMENTATION:** The applicant or its designee shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PCC]* for compliance. **TIMING:** Consultation and permits must be obtained prior to the approval or issuance of the first grading permit, and prior to any grading, clearing, or other disturbance which may impact jurisdictional resources. Phasing of wetland permits may be permissible at the discretion of the respective resource agencies (i.e. ACOE, RWQCB, and CDFW) with written consent. **MONITORING:** The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.

67. BIO#10–UPLAND AND WETLANDS RESTORATION PLAN (TEMPORARY IMPACTS) [Mitigation Measure M-BI-12]

INTENT: In order to mitigate for temporary impacts to sensitive upland and jurisdictional aquatic resources, which are sensitive biological resources pursuant to CEQA, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-12 Restoration of Temporary Impacts** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP).

The Upland and Wetlands Restoration Plan shall conform to the most current version of the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources for Revegetation Plans for areas under the County's jurisdiction. For temporary impacts to be restored within the City of Chula Vista and City of San Diego, their guidelines would apply. The Upland and Wetlands Restoration Plan will be prepared to include requirements from all three jurisdictions to the extent feasible. The Upland and Wetlands Restoration Plan shall include the following:

a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego, conveyance into Otay Ranch RMP Preserve, or evidence of protection in perpetuity by some other means to the satisfaction of the Director PDS.
c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

DOCUMENTATION: The applicant or its designee shall prepare the Upland and Wetlands Restoration Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the *[PDS, ZONING],* and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits. **TIMING:** Approval for the Upland and Wetlands Restoration Plan must be obtained prior to

the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance. **MONITORING:** The *[PDS, LA]* and Cities of Chula Vista and San Diego shall review the Upland and Wetlands Restoration Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition **BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLAN)** shall be made to enter into a Secured Agreement for the implementation of the Plan.

68. BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLAN) [Mitigation Measure M-BI-12]

INTENT: In order to assure project completion and success of the Upland and Wetlands Restoration Plan in condition **BIO#10–UPLAND AND WETLANDS RESTORATION PLAN**, a surety shall be provided and an agreement shall be executed**. DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall enter into a Secured Agreement with the County of San Diego for areas under the jurisdiction of the County, as follows:

a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Upland and Wetlands Restoration Plan;
b. Provide a 10 percent cash deposit of the cost of all improvements, but no less than $3,000 and no more than $30,000;
c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Upland and Wetlands Restoration Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Upland and Wetlands Restoration Plan.

DOCUMENTATION: The applicant or its designee shall execute a Secured Agreement provided with the Upland and Wetlands Restoration Plan Final Decision, and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the *[PDS, LA]* for final review and approval. **TIMING:** Prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland and Wetlands Restoration Plan, the agreement shall be executed and the securities provided for the revegetation implementation. **MONITORING:** The

[PDS, LA] shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Upland and Wetlands Restoration Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by *[PDS, FISCAL].* Upon acceptance of the Agreement, securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter-acknowledging acceptance of securities.

69. BIO#12–STORMWATER POLLUTION PREVENTION PLAN [PDS, FEE X2] [Mitigation Measure M-BI-14]

INTENT: In order to minimize the impacts to sensitive biological resources pursuant to the Otay Ranch RMP and CEQA, a Stormwater Pollution Prevention Plan (SWPPP) shall be developed, approved and implemented. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-14 SWPPP** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). The requirements approved in the SWPPP shall be implemented and maintained. **DOCUMENTATION:** The applicant or its designee shall prepare the SWPPP and submit it to the *[PDS, LDR]* and pay all applicable review fees. The applicant or its designee or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit. **MONITORING:** The *[PDS, LDR]* shall review the final SWPPP for compliance with the most recent version of the California Stormwater Quality Association's Stormwater BMP Handbook and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement.

PRIOR TO THE RECORDATION OF THE FIRST FINAL MAP FOR VILLAGE 14 SOUTH PHASE (i.e. PV3 AS SHOWN ON EXHIBIT 44: CONCEPTUAL PHASING PLAN OF THE SPECIFIC PLAN), THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

70. BIO#13–ENDANGERED SPECIES ACT SECTION & INCIDENTAL TAKE AUTHORIZATION [PDS, PCC] [GP,CP,UO]

INTENT: To comply with the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), and the California Natural Community Conservation Planning Act as they might apply to impacts on species covered by the County's MSCP Subarea Plan on lands that were not designated as "take authorized areas" under the MSCP (i.e., the areas within the project known as Proctor Valley (PV) 1, 2 and 3), the applicant shall obtain incidental take authorization, or a statement indicating that no such take authorization is needed, either through a designated MSCP process or from the applicable Wildlife Agency

(i.e. the United States Fish and Wildlife Service (USFWS) or the California Department of Fish and Wildlife (CDFW), depending on which agency has jurisdiction over the species in question). This requirement, however, only applies to potential take of listed species on PV 1, 2, and/or 3. **DESCRIPTION OF REQUIREMENT:** Prior to the issuance of the first grading permit in PV1, PV2 or PV3, the applicant shall demonstrate that it either does not require take authorization for impacts to listed species within the particular area (i.e., PV1, PV2 or PV3) for which the grading permit is being issued, or that it has secured such take authorization for impacts to listed species within the area for which the grading permit is being issued through one of the following options:

- **Option 1:** The applicant and the County may jointly seek to extend to PV1, 2 and 3 the take authorization currently provided through the County's MSCP Subarea Plan pursuant to one of the MSCP's designated processes.

- **Option 2:** The applicant may seek incidental take authorization from the applicable Wildlife Agency (i.e., either the USFWS or the CDFW) for take of listed species incidental to the development of PV1, PV2 or PV3. If the applicable Wildlife Agency with jurisdiction over the species in question determines that take authorization is required before development of PV1, PV2 or PV3 can occur, the applicant shall secure take authorization from that applicable Wildlife Agency (depending on which agency has jurisdiction over the species subject to take), and provide proof of such authorization to the Director of Planning & Development Services. Applicant shall comply with any and all conditions set forth in any incidental take authorization or take permit issued by the Wildlife Agency.

DOCUMENTATION: If Option 1 is pursued, the County shall provide the appropriate documentation of the take authorization for PV 1, 2 and 3 through the MSCP Subarea Plan. If, following consultation pursuant to Option 2, neither USFWS nor CDFW require incidental take authorization for impacts associated with development of PV1, PV2 and/or PV3, the applicant shall provide documentation of such determination to the Director of Planning & Development Services. If, pursuant to Option 2, the applicable Wildlife Agency determines that take authorization is required for development of PV1, PV2 and/or PV3, the applicant shall provide to the Director of Planning & Development Services a copy of the permit(s), agreement(s), or other document(s) issued by the applicable Wildlife Agency authorizing incidental take for listed species affected by development of PV1, PV2 and/or PV3. **TIMING:** Prior to the issuance of grading permits in PV1, PV2 or PV3, the applicant shall demonstrate that 1) it has been issued take authorization through the MSCP as provided in Option 1; 2) it does not require take authorization for impacts to listed species within the particular area (i.e., PV1, PV2 or PV3) for which the grading permit is being issued as provided in Option 2; or 3) it has been granted take authorization for the particular area (i.e., PV1, PV2 and/or PV3) for which the grading permit is being issued as provided in Option 2. **MONITORING:** The [PDS, PCC] shall review the permit(s),

agreement(s), or other document(s) provided for compliance with this condition. Copies of these permit(s), agreement(s), or other document(s) should be transmitted to the [DPW, ESU], for implementation on the grading plans.

71. BIO#14–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (BMO SENSITIVE SPECIES) [Mitigation Measure M-BI-11]

INTENT: In order to mitigate for the direct loss of San Diego goldenstar, variegated dudleya, San Diego barrel cactus, San Diego marsh-elder, and Robinson's pepper grass (including plant materials and soils/seed bank), which are a sensitive species pursuant to the Biological Mitigation Ordinance, and CEQA, and to protect sensitive species, translocation and/or revegetation shall occur. Mitigation requirements for the Proposed Project's impacts on special-status plants are based on the analysis provided in Sections 5.2 and 6.2.2.1 of the Biological Resources Technical Report (BTR) for the Proposed Project along with Section 2.4.3.1 and the Biological Mitigation Ordinance (BMO) analysis (Appendix A of the BTR). **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-11 Biological Resource Salvage Plan(s)** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). Sensitive species and vegetation communities located within PV1-3 shall be mitigated in accordance with the greater of this condition or **BIO#22–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (RMP SENSITIVE SPECIES)**. A single plan that clearly satisfies both conditions, as appropriate, is acceptable.

The Biological Resource Salvage and Restoration Plan shall specify, at minimum, the following: (1) the location of the receptors site(s) in protected open space areas and/or Otay Ranch RMP Preserve within the project site or as approved by the Director of PDS; (2) appropriate methods for plant salvage/ replacement (e.g., harvesting seeds, salvaging and transplantation of impacted plants, and/or nursery propagation) and translocation/ maintenance activities (e.g., native plant mulching, selective soil salvaging, and application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch RMP Preserve); (3) receptor site preparation methods; (4) schedule an action plan for maintaining and monitoring the receptor site(s); (5) list of performance criteria and standards for successful mitigation; (6) measures to protect the receptor site(s) (e.g., trespass and erosion control, weeding); and (7) cost of implementing the relocation plan. The Biological Resource Salvage and Restoration Plan shall conform to the most current version of the County of San Diego Report Format and Content Requirements. At a minimum, the Biological Resource Salvage and Restoration Plan shall include the following:

a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or

evidence of protection in perpetuity by some other means (i.e. Otay Ranch RMP Preserve/POM) to the satisfaction of the Director of PDS.

c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.

d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.

e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

DOCUMENTATION: The applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan(s), submit it to the *[PDS, ZONING]* and pay all the applicable review fees and deposits. **TIMING:** Prior to the approval or issuance of any grading permit associated with the Village 14 South Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage and Restoration Plan shall be approved and fully funded. **MONITORING:** The *[PDS, LA]* shall review the Biological Resource Salvage and Restoration Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition **BIO#15–SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN)** shall be made to enter into a Secured Agreement for the implementation of the Plan.

72. BIO#15–SECURED AGREEMENT (BMO - BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN) [Mitigation Measure M-BI-11]

INTENT: In order to assure project completion and success of the Biological Resource Salvage and Restoration Plan in condition **BIO#14-BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (BMO SENSITIVE SPECIES)**, a surety shall be provided and an agreement shall be executed**. DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall enter into a Secured Agreement with the County of San Diego as follows:

a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Biological Resource Salvage and Restoration Plan and,

b. Provide a 10 percent cash deposit of the cost of all improvements, anticipated to be no less than $3,000 and no more than $30,000. If additional management and monitoring is needed, additional funds may be required.

c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Biological Resource Salvage and Restoration Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty-percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Biological Resource Salvage and Restoration Plan.

DOCUMENTATION: The applicant or its designee shall execute a Secured Agreement provided with the Biological Resource Salvage and Restoration Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the *[PDS, LA]* for final review and approval. **TIMING:** Prior to the approval or issuance of any grading permit associated with the Village 14 South Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, and after the approval of the Biological Resource Salvage and Restoration Plan, the agreement shall be executed and the securities provided for the Biological Resource Salvage and Restoration Plan implementation. **MONITORING:** The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Biological Resource Salvage and Restoration Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected. Upon acceptance of the Agreement, securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter-acknowledging acceptance of securities.

PRIOR TO THE RECORDATION OF THE FIRST FINAL MAP FOR <u>VILLAGE 14 CENTRAL PHASE</u> (AS SHOWN ON EXHIBIT 44: CONCEPTUAL PHASING PLAN OF THE SPECIFIC PLAN), THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

73. BIO#16–ENDANGERED SPECIES ACT SECTION & INCIDENTAL TAKE AUTHORIZATION [PDS, PCC] {GP,CP,UO} **INTENT:** To comply with the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), and the California Natural Community Conservation Planning Act as they might apply to impacts on species covered by the County's MSCP Subarea Plan on lands that were not designated as "take authorized areas" under the MSCP (i.e., the areas within the project known as Proctor Valley (PV) 1, 2 and 3), the applicant shall obtain incidental take authorization, or a statement indicating that no such take authorization is needed, either through a designated MSCP process or from the applicable Wildlife Agency (i.e. the United States Fish and Wildlife Service (USFWS) or the California Department of Fish and Wildlife (CDFW), depending on which agency has jurisdiction over the species in question). This

requirement, however, only applies to potential take of listed species on PV 1, 2, and/or 3.

DESCRIPTION OF REQUIREMENT: Prior to the issuance of the first grading permit in PV1, PV2 or PV3, the applicant shall demonstrate that it either does not require take authorization for impacts to listed species within the particular area (i.e., PV1, PV2 or PV3) for which the grading permit is being issued, or that it has secured such take authorization for impacts to listed species within the area for which the grading permit is being issued through one of the following options:

- **Option 1**: The applicant and the County may jointly seek to extend to PV1, 2 and 3 the take authorization currently provided through the County's MSCP Subarea Plan pursuant to one of the MSCP's designated processes.

- **Option 2**: The applicant may seek incidental take authorization from the applicable Wildlife Agency (i.e., either the USFWS or the CDFW) for take of listed species incidental to the development of PV1, PV2 or PV3. If the applicable Wildlife Agency with jurisdiction over the species in question determines that take authorization is required before development of PV1, PV2 or PV3 can occur, the applicant shall secure take authorization from that applicable Wildlife Agency (depending on which agency has jurisdiction over the species subject to take), and provide proof of such authorization to the Director of Planning & Development Services. Applicant shall comply with any and all conditions set forth in any incidental take authorization or take permit issued by the Wildlife Agency.

DOCUMENTATION: If Option 1 is pursued, the County shall provide the appropriate documentation of the take authorization for PV 1, 2 and 3 through the MSCP Subarea Plan. If, following consultation pursuant to Option 2, neither USFWS nor CDFW require incidental take authorization for impacts associated with development of PV1, PV2 and/or PV3, the applicant shall provide documentation of such determination to the Director of Planning & Development Services. If, pursuant to Option 2, the applicable Wildlife Agency determines that take authorization is required for development of PV1, PV2 and/or PV3, the applicant shall provide to the Director of Planning & Development Services a copy of the permit(s), agreement(s), or other document(s) issued by the applicable Wildlife Agency authorizing incidental take for listed species affected by development of PV1, PV2 and/or PV3. **TIMING:** Prior to the issuance of grading permits in PV1, PV2 or PV3, the applicant shall demonstrate that 1) it has been issued take authorization through the MSCP as provided in Option 1; 2) it does not require take authorization for impacts to listed species within the particular area (i.e., PV1, PV2 or PV3) for which the grading permit is being issued as provided in Option 2; or 3) it has been granted take authorization for the particular area (i.e., PV1, PV2 and/or PV3) for which the grading permit is being issued as provided in Option 2. **MONITORING:** The [PDS, PCC] shall review the permit(s), agreement(s), or other document(s) provided for compliance with this condition.

Copies of these permit(s), agreement(s), or other document(s) should be transmitted to the [DPW, ESU], for implementation on the grading plans.

74. BIO#17–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (BMO SENSITIVE SPECIES) [Mitigation Measure M-BI-11]

INTENT: In order to mitigate for the direct loss of San Diego goldenstar, variegated dudleya, San Diego barrel cactus, San Diego marsh-elder, and Robinson's pepper grass (including plant materials and soils/seed bank), which are a sensitive species pursuant to the Biological Mitigation Ordinance, and CEQA, and to protect sensitive species, translocation and/or revegetation shall occur. Mitigation requirements for the Proposed Project's impacts on special-status plants are based on the analysis provided in Sections 5.2 and 6.2.2.1 of the Biological Resources Technical Report (BTR) for the Proposed Project along with Section 2.4.3.1 and the Biological Mitigation Ordinance (BMO) analysis (Appendix A of the BTR). **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-11 Biological Resource Salvage Plan(s)** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). Sensitive species and vegetation communities located within PV1-3 shall be mitigated in accordance with the greater of this condition or **BIO#22–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (RMP SENSITIVE SPECIES)**. A single plan that clearly satisfies both conditions, as appropriate, is acceptable.

The Biological Resource Salvage and Restoration Plan shall specify, at minimum, the following: (1) the location of the receptors site(s) in protected open space areas and/or Otay Ranch RMP Preserve within the project site or as approved by the Director of PDS; (2) appropriate methods for plant salvage/ replacement (e.g., harvesting seeds, salvaging and transplantation of impacted plants, and/or nursery propagation) and translocation/ maintenance activities (e.g., native plant mulching, selective soil salvaging, and application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch RMP Preserve); (3) receptor site preparation methods; (4) schedule an action plan for maintaining and monitoring the receptor site(s); (5) list of performance criteria and standards for successful mitigation; (6) measures to protect the receptor site(s) (e.g., trespass and erosion control, weeding); and (7) cost of implementing the relocation plan. The Biological Resource Salvage and Restoration Plan shall conform to the most current version of the County of San Diego Report Format and Content Requirements. At a minimum, the Biological Resource Salvage and Restoration Plan shall include the following:

a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or

evidence of protection in perpetuity by some other means (i.e. Otay Ranch RMP Preserve/POM) to the satisfaction of the Director of PDS.

c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.

d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.

e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

DOCUMENTATION: The applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan(s), submit it to the *[PDS, ZONING]* and pay all the applicable review fees and deposits. **TIMING:** Prior to the approval or issuance of any grading permit associated with the Village 14 Central Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage and Restoration Plan shall be approved and fully funded. **MONITORING:** The *[PDS, LA]* shall review the Biological Resource Salvage and Restoration Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition **BIO#18–SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN)** shall be made to enter into a Secured Agreement for the implementation of the Plan.

75. BIO#18–SECURED AGREEMENT (BMO - BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN) [Mitigation Measure M-BI-11]

INTENT: In order to assure project completion and success of the Biological Resource Salvage and Restoration Plan in condition **BIO#17-BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (BMO SENSITIVE SPECIES)**, a surety shall be provided, and an agreement shall be executed**.** **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall enter into a Secured Agreement with the County of San Diego as follows:

a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Biological Resource Salvage and Restoration Plan and,

b. Provide a 10 percent cash deposit of the cost of all improvements, anticipated to be no less than $3,000 and no more than $30,000. If

additional management and monitoring is needed, additional funds may be required.

c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Biological Resource Salvage and Restoration Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty-percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Biological Resource Salvage and Restoration Plan.

DOCUMENTATION: The applicant or its designee shall execute a Secured Agreement provided with the Biological Resource Salvage and Restoration Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the *[PDS, LA]* for final review and approval*.* **TIMING:** Prior to the approval or issuance of any grading permit associated with the Village 14 Central Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, and after the approval of the Biological Resource Salvage and Restoration Plan, the agreement shall be executed and the securities provided for the Biological Resource Salvage and Restoration Plan implementation. **MONITORING:** The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Biological Resource Salvage and Restoration Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected

PRIOR TO THE RECORDATION OF THE FINAL MAP FOR VILLAGE 14 NORTH PHASE (AS SHOWN ON EXHIBIT 44: CONCEPTUAL PHASING PLAN OF THE SPECIFIC PLAN), THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

No additional conditions specific to the Village 14 North Phase are required.

PRIOR TO THE RECORDATION OF THE FIRST FINAL MAP FOR PLANNING AREA 16 PHASE (AS SHOWN ON EXHIBIT 44: CONCEPTUAL PHASING PLAN OF THE SPECIFIC PLAN), THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

76. BIO#19–NON-GRADED LIMITED DEVELOPMENT AREA (LDA) OPEN SPACE EASEMENT [PDS, FEE X 2] Applies to Planning Area 16 TM area R-14 Lots #65-71; R-15 Lots #1-11 and R-16 Lots 1-30.

INTENT: In order to protect natural open space, pursuant to the Otay Ranch RMP and CEQA, an easement shall be placed over Non-graded Limited Development Area (LDA) Open Space located within Planning Areas (PA) 16. The LDA is a defined land use in the Otay Ranch GDP/SRP. **DESCRIPTION OF**

REQUIREMENT: A total of 82.7 acres within PA 16 shall be conserved on site as Non-graded LDA Open Space. This condition applies to Planning Area 16 TM area R-14 Lots #65-71; R-15 Lots #1-11 and R-16 Lots 1-30. The Non-graded LDA Open Space shall be conserved as natural open space. Permanent fencing, consisting of minimum three-strand wire or equally suitable fencing, shall be placed and maintained by the HOA in accordance with the CC&Rs along all boundaries between development footprint and Non-graded LDA Open Space to prevent inadvertent disturbance.

Residential lots containing Limited LDA shall provide either a minimum 100-foot Fuel Modification Zone, (provided non-graded LDA area is not located within the 100' FMZ), or an equivalent combination of FMZ, alternative fire resistive materials and methods to the satisfaction of the SDCFA. The minimum 50' Zone 2 FMZ shall extend to the interface with non-graded LDA, providing more than the required 50' Zone 2 FMZ on the larger lots. If required, affected lots may be reconfigured during final engineering to satisfy this condition subject to administrative approval under the authority of the SDCFA and PDS. Residential lots in Planning Area 16 containing LDA shall be subject to an LDA open space easement recorded at Final Map.

No buildings or other structure, agriculture, landscaping, livestock, grazing, horses, trash disposal, or fences are allowed within these areas. The only exceptions to this prohibition are the following:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the Wildlife Agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS.
3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.

The applicant or its designee shall show the LDA open space easement on each applicable Final Map and open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review, then submit them for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents.

Maintenance of the LDA open space easement shall be assured and funded through a homeowner's association. Recorded CC&Rs will require that management of the LDA open space easement be provided by a licensed biologist. Annual inspections of the LDA open space easement will be conducted by a third-party review concurrent with the inspection of the Fuel Modification Zone and must include the licensed biologist. Any selective clearing of vegetation by and to the extent required must be conducted by a licensed biologist. **DOCUMENTATION:** The applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents.

TIMING: The easements shall be recorded prior to approval of each applicable Final Map associated with the PA 16 areas R-14 Lots #65-71; R-15 Lots #1-11 and R-16 Lots 1-30. **MONITORING:** For recordation on the map, *[PDS, LDR]* shall route each applicable Final Map to *[PDS, PCC]* for approval prior to map recordation. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

PRIOR TO THE RECORDATION OF THE FIRST FINAL MAP FOR PLANNING AREA 19 PHASE (AS SHOWN ON EXHIBIT 44: CONCEPTUAL PHASING PLAN OF THE SPECIFIC PLAN), THE FOLLOWING CONDITIONS SHALL BE COMPLETED TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

No additional conditions specific to the Planning Area 19 Phase are required.

PRIOR TO THE RECORDATION OF EACH FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE COMPLETED FOR THE ENTIRE AREA TO BE IMPACTED TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

77. BIO#20–HABITAT CONVEYANCE AND PRESERVATION [PDS, FEE X 2] [Mitigation Measure M-BI-3]

INTENT: In order to protect sensitive biological resources, pursuant to the Otay Ranch Resource Management Plan (RMP), Biological Mitigation Ordinance (BMO), and California Environmental Quality Act (CEQA) and to mitigate significant impacts to sensitive habitats, special-status plant and animal species, and jurisdictional aquatic resources, habitat shall be conveyed to the Otay Ranch RMP Preserve or its designee for preservation in perpetuity. Additional non-conveyance mitigation requirements for PV1-3 may be granted to the County through a biological open space easement (**BIO#4–CONSERVED OPEN SPACE**). **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-3 Habitat Conveyance and Preservation** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final

EIR Mitigation Monitoring and Reporting Program (MMRP). Habitat Conveyance shall be provided in accordance with the Otay Ranch RMP. As such, Conserved Open Space lands may be subject to the habitat conveyance and preservation requirement.

Approximate conveyance acreages by phase:

Phase	Approximate Onsite Impacts (acres)	Approximate Conveyance Requirement (acres)
Village 14 South Phase	114.5	136.0
Village 14 Central Phase	210.6	250.2
Village 14 North Phase	49.3	58.6
Planning Area 16	258.1	317.5
Planning Area 19	12.3	14.6
TOTAL	644.8	776.8

In addition to this conveyance requirement of approximately 776.8 acres, the BMO would require an additional 24.6 acres of mitigation. Impacts to City of San Diego Cornerstone Lands would require an additional 11.3 acres of mitigation. Therefore, the total required mitigation for the Proposed Project is approximately 812.7 acres. The additional mitigation as a result of the BMO analysis (24.6 acres) may be satisfied through additional onsite or offsite conveyance (**BIO#20–HABITAT CONVEYANCE AND PRESERVATION**) or Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE**). Impacts to San Diego Cornerstone lands (11.3 acres or as agreed upon by the City of San Diego) will be mitigated through City of San Diego mitigation requirements and may include the use of Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE**). The Proposed Project shall convey 426.7 acres within Village 14 and Planning Areas 16/19. The remaining acreage of habitat conveyance shall be met through off-site acquisitions within the Otay Ranch RMP in accordance with the Otay Ranch RMP as determined at each Final Map, which will then be conveyed to the Otay Ranch RMP Preserve.

Mitigation acreages for areas PV1 (Village 14 Central Phase only), PV2 (Village 14 Central Phase only), and PV3 (Village 14 South Phase only) shall be based on BMO mitigation requirements and provided within the same tier levels as the impacted habitats Final acreages will be determined during the Final Map stage in accordance with the Otay Ranch RMP. Mitigation for these impacted acreages may be satisfied through onsite or offsite conveyance (**BIO#20–HABITAT CONVEYANCE AND PRESERVATION**) or through Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE)** with an associated Resource Management Plan **(BIO#5–RESOURCE MANAGEMENT PLAN (CONSERVED OPEN SPACE)).**

Within the PV1-3 areas, approximate mitigation requirements shall be provided according to the following mitigation ratios:

Phase	Approximate Impacted Acres	Mitigation Ratio	Approximate Mitigation Requirement
PV1 Tier II	0	1.5:1	0
PV2 Tier II	37.2	1.5:1	55.8
PV3 Tier II	72.0	1.5:1	108.0
Tier II Subtotal	109.2		163.8
PV1 Tier III	18.9	1:1	18.9
PV2 Tier III	0.8	1:1	0.8
PV3 Tier III	44.6	1:1	44.6
Tier III Subtotal	64.3		64.3
TOTAL	173.5		228.1

The habitat conveyance of approximately 776.8 acres must be in compliance with the Otay Ranch RMP and a funding mechanism established by the applicant or its designee and approved by PDS for the perpetual monitoring and management of the Preserve by the POM of the RMP Preserve. This condition shall not be signed off in its entirety until the following conditions have been met:

1. The applicant or its designee shall provide evidence that offsite Preserve lands to be conveyed, if needed, have been purchased in fee title.
2. The Preserve lands shall be conveyed to the Otay Ranch POM of the RMP Preserve to ensure that the land is protected in perpetuity.
3. The RMP funding costs, including a PAR (Property Assessment Record) or other equally adequate forecast, shall be provided and approved for the Community Facilities District. The funding mechanism to fund annual costs for the RMP shall be approved by the County and implemented.

DOCUMENTATION: The applicant or its designee shall prepare the draft plats and legal descriptions, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. The applicant or its designee shall provide documentation showing the PAR and demonstrating implementation of the funding mechanism for approval. **TIMING:** Prior to recordation of each Final Map, the Applicant or its designee shall convey fee title to land within the Otay Ranch Preserve to the Otay Ranch POM or its designee at a ratio of 1.188 acres for each acre of development area, as defined in the Otay Ranch Resource Management Plan. Access to the conveyed property for maintenance purposes shall also be provided to the satisfaction of the POM. The additional BMO mitigation above the conveyance requirement shall occur prior to approval of the first Final Map in PV1 or PV2, (Central Village 14), or PV3 (South Village 14), respectively. The approved associated funding or funding mechanism shall be established prior to first grading permit. **MONITORING:** For recordation on the map, *[PDS, LDR]* shall route each Final Map to *[PDS, PCC]* for approval prior to map recordation. The *[PDS, PCC]* and POM/DPR of the RMP Preserve

shall preapprove the estimated location, and funding of the Otay Ranch RMP Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance, *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

78. BIO#21– PRESERVE EDGE PLAN EASEMENT [PDS, FEEX 2]

INTENT: In order to protect sensitive biological resources pursuant to the Otay Ranch RMP, and CEQA, a Preserve Edge Plan (PEP) easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area and avoid other direct and indirect impacts. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a PEP Easement that extends at least 100 feet from all Otay Ranch RMP Preserve, biological open space boundaries, and other protected lands as expressly described in the approved Preserve Edge Plan and shown on the approved Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent protected lands (i.e. Preserve and biological open space easements) and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. Allowable and prohibited activities shall be in conformance with the Otay Ranch RMP and the Preserve Edge Plan (Appendix 1) of the Specific Plan. Allowable uses are but not limited to:

1. Brush management in order to reduce fire fuel loads and reduce potential fire hazard.
2. Landscaping that is compatible with open space, as demonstrated by a Preserve Edge Plan. No invasive plant species, such as those defined by the California Invasive Plant Council Invasive Plant Inventory, shall be included in the plant palette.
3. Fencing and walls that are built or landscaped in a way to minimize visual impacts to the Preserve and the OVRP. No structures other than fencing and walls shall be allowed.
4. Trails for passive recreational use. Trails should incorporate fencing or barriers and signage to reduce the likelihood of human intrusion into the Preserve.
5. Detention basins, brow ditches, storm drains, and other drainage features to protect the quality of the adjacent Preserve.
6. Construction equipment related to authorized habitat restoration activities
7. Construction and maintenance of roads, sewer, water, storm water/flood and other utility related facilities.

DOCUMENTATION: The applicant or its designee shall show the easement on the each Final map within which the Preserve Edge lands are located with the appropriate granting language on the title sheet concurrent with each Final Map Review, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Concurrently with the recordation filing of each Final Map, within which the Preserve Edge lands are located, all PEP easements associated with the Final

Map shall be recorded. **MONITORING:** For recordation on the map, the *[PDS, LDR]* shall route the each Final Map to *[PDS, PCC]* for approval prior to map recordation. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

79. BIO#22–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (RMP SENSITIVE SPECIES) [Mitigation Measure M-BI-11]

INTENT: In order to mitigate for the direct loss of species identified for translocation or restoration in the Otay Ranch RMP (i.e. San Diego goldenstar, variegated dudleya, San Diego barrel cactus, San Diego marsh-elder, San Diego needle grass) and for sensitive vegetation communities (i.e., San Diego viguiera dominated coastal sage scrub, and Munz's sage dominated coastal sage scrub), pursuant to the Otay Ranch RMP, translocation/restoration of impacted individuals shall occur. Note that the requirements for **BIO#14 and BIO#17–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (BMO SENSITIVE SPECIES)** are more stringent than the RMP requirements. Therefore, where the BMO and RMP requirements overlap, the BMO requirements will be implemented.

DESCRIPTION OF REQUIREMENT: The Applicant or its designee shall satisfy Mitigation Measure **M-BI-11 Biological Resource Salvage Plan(s)** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). Prior to approval or issuance of any grading permit, and prior to clearing, grading, or other disturbance which may impact these species, the Proposed Project applicant or its designee shall prepare and implement a Biological Resource Salvage and Restoration Plan. The Biological Resource Salvage and Restoration Plan shall be provided in accordance with the Otay Ranch RMP. This condition, and shall mitigate for the loss of species identified in the Otay Ranch RMP (i.e. San Diego goldenstar, variegated dudleya, San Diego barrel cactus, San Diego marsh-elder, and San Diego County needle grass) and for RMP sensitive vegetation communities (i.e. San Diego viguiera dominated coastal sage scrub, and Munz's sage dominated coastal sage scrub). All individuals within the development footprint/impact area shall be translocated (i.e. relocation of existing individuals within the development footprint) or restored at a minimum ratio indicated in the table within suitable receptor site(s) located within conserved lands protected by Preserve or biological open space easement. Approximate Project-wide numbers are provided in the table based on project survey results. Mitigation requirements for the Proposed Project's impacts on special-status plants are based on the analysis within Section 2.4.3.1. The Biological Resource Salvage and Restoration Plan shall be prepared by a biologist approved by the Preserve Owner Manager (POM) of the RMP Preserve. Sensitive plant species located within PV1-3 shall be mitigated in accordance with **BIO#14 and BIO#17–BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN (BMO SENSITIVE SPECIES)**. A single plan that satisfies all three conditions (BIO#14, BIO#17, and BIO#22), as appropriate, is acceptable.

Mitigation shall be provided as follows:

Table 1: **Biological Resource Salvage and Restoration Plan Mitigation Requirements**

Species Scientific Name/ Common Name	Approximate acreage/number of Impacted individuals[a]	Mitigation Required
Sensitive Vegetation Communities		
Coastal sage scrub (San Diego viguera dominated)[c]	0.9 acres	Restoration for impacts at 2:1 ratio
Coastal sage scrub (Munz's sage dominated)[c]	2.5 acres	Restoration for impacts at 2:1 ratio
Wetlands	2.87 acres permanently impacted, 1.08 acres of temporary impacts	No-net-loss[b]
Sensitive Plant Species		
Bloomeria clevelandii San Diego Goldenstar	775 individuals (17 located within PV3)	Translocation of impacted individuals
Dudleya variegata Variegated dudleya	35 individuals (35 located within PV3)	Translocation of impacted individuals
Ferocactus viridescens San Diego barrel cactus	48 individuals (36 located within PV3, 12 located off-site). The off-site impacts do not require mitigation.	Translocation of impacted individuals
Iva hayesiana San Diego marsh-elder	0.65 acres	Restoration of impacted individuals at 2:1 ratio
Stipa [=Achnatherum] diegoensis San Diego County needle grass	93 individuals	Translocation of impacted individuals

[a] Numbers provided are approximate based on project surveys. This is the minimum mitigation required.

[b] Mitigation ratios shall be determined by the appropriate agency at the time of impacts.

[c] Restoration for impacts is required for coastal sage scrub with San Diego viguiera or Munz's sage present at 50% or greater relative shrub cover.

The Biological Resource Salvage and Restoration Plan shall specify, at minimum, the following: (1) the location of the receptors site(s) in the Otay Ranch RMP Preserve within the project site or as approved by the Preserve Owner Manager (POM) of the RMP Preserve; (2) appropriate methods for plant salvage/ replacement (e.g., harvesting seeds, salvaging and transplantation of impacted

plants, and/or nursery propagation) and translocation/ maintenance activities (e.g., native plant mulching, selective soil salvaging, and application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch RMP); (3) receptor site preparation methods; (4) schedule an action plan for maintaining and monitoring the receptor site(s); (5) list of performance criteria and standards for successful mitigation; (6) measures to protect the receptor site(s) (e.g., trespass and erosion control, weeding); and (7) cost of implementing the relocation plan. Relocation efforts may include seed collection and/or transplantation to a suitable receptor site, and shall be based on the most reliable methods of successful relocation. The program shall also include a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The program shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, success criteria, and any relevant contingency measures to ensure that no-net-loss is achieved. The program shall also be subject to the oversight of the Otay Ranch POM of the RMP Preserve. Under this condition, preservation of existing populations of sensitive species and habitat communities is not an acceptable substitute for translocation or restoration.
DOCUMENTATION: The applicant or its designee shall prepare the final Biological Resource Salvage and Restoration Plan, submit it to the POM/DPR of the RMP Preserve and pay all the applicable review fees and deposits, if required. **TIMING:** Prior to the approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, a Biological Resource Salvage and Restoration Plan shall be submitted and approved by the POM/DPR of the RMP Preserve **MONITORING:** The *[PDS, LA]* and the POM/DPR of the RMP Preserve shall review the Biological Resource Salvage and Restoration Plan for conformance with this condition. Upon approval of the Plan by the POM/DPR of the RMP Preserve, the Applicant or its designee will provide the Plan to PDS for review and provide evidence of funding for this condition, which may be funded by grading phase. The PDS shall review and issue a Director's Decision of approval after the plan has been approved and funding provided.

80. BIO#23–OPEN SPACE FENCING [PDS, FEE]
[Mitigation Measure M-BI-5]
INTENT: In order to protect the Otay Ranch RMP Preserve and Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE**), and other areas (as appropriate) from entry and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-5 Permanent Fencing and Signage** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). The fencing/wall design shall place the fencing/wall requirement in the notes and show on all plans and maps in conformance with the Preserve Edge Plan (Exhibit 16). All plans and maps shall state the same. **DOCUMENTATION:** The applicant or its designee shall include fencing/wall requirement in conformance with this condition in the notes and clearly show all fencing/wall locations on all plans and maps. Fencing/wall specifications shall be provided on plans, as applicable. **TIMING:** Prior to the approval of each

Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the applicant or its designee shall demonstrate that the fencing/wall requirement has been appropriately shown and noted on all plans and maps. **MONITORING:** The *[PDS, PCC]* shall review the Final Map, grading plans, other plans and maps (as applicable), statement for compliance with this condition, and the Proctor Valley Village 14 and Preserve Edge Plan (Exhibit 16).

81. BIO#24–OPEN SPACE SIGNAGE [PDS, FEE] [Mitigation Measure M-BI-5]
INTENT: In order to protect the Otay Ranch RMP Preserve, Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE**), and other conserved areas from entry and disturbance, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-5 Permanent Fencing and Signage** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). Signage shall be placed such that Otay Ranch Preserve, Conserved Open Space, and other protected lands are protected from entry and disturbance. Signs protecting Otay Ranch Preserve should be stated such that they conform to Preserve Owner Manager (POM) of the RMP Preserve guidelines and in conformance with the Preserve Edge Plan. Additionally, signs shall be regularly placed (no more than 200 feet apart) within 1,000 feet of all access points, along boundaries where community spaces are adjacent to Preserve or Conserved Open Space, and any other conserved lands that are susceptible to entry and/or disturbance. Within Planning Area 16, at least one sign per lot shall be placed on the boundary where Limited Development Area (LDA) easements are adjacent to LDA areas. Signs immediately adjacent to the Otay Ranch Preserve shall be in conformance with pre-approved sign by the POM/DPR. Signs in other areas must state the following or similar:

Sensitive Environmental Resources
Area Restricted by Easement
Entry without express written permission from the County of San Diego
is prohibited. To report a violation or for more information about easement
restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: (PDS2016-ER-16-19-006)

All plans and maps shall state the same. **DOCUMENTATION:** The applicant or its designee shall demonstrate that the signage requirement is included in the notes and shown on all plans and maps. Signage specifications and approved language shall be provided on all applicable plans. **TIMING:** Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the applicant or its designee shall demonstrate that the signage requirement has been appropriately shown and noted on all plans and maps. **MONITORING:** The *[PDS, PCC]* shall review the Final Map, grading plans, other plans and maps (as applicable), statement for

compliance with this condition, and the Proctor Valley Village 14 and Planning Areas 16/19 Preserve Edge Plan (Exhibit 16).

82. BIO#25–BIOLOGICAL MONITORING [PDS, FEE X2] [Mitigation Measure M-BI-1]

INTENT: In order to prevent inadvertent disturbance to sensitive habitats, special status plant and wildlife species, and jurisdictional aquatic resources, all grading located adjacent to biological open space areas shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities that are adjacent to any Otay Ranch RMP Preserve and biological open space areas for the protection of special-status plant and wildlife species (e.g. California gnatcatcher, San Diego fairy shrimp, San Diego goldenstar). The following shall be completed:

a. The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of County of San Diego Report Format and Content Requirement Guidelines: Biological Resources and this permit. The contract provided to the county shall include an agreement that this will be completed, and a Memorandum of Understanding (MOU) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.

b. The cost of the monitoring shall be added to the grading bonds or bond separately.

DOCUMENTATION: The applicant or its designee shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the *[PDS, PCC*]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate*.* **TIMING:** Prior to approval or issuance of any grading permit for each phase, and prior to any grading, clearing, or other disturbance, the requirement shall be completed for phase under construction. **MONITORING:** The *[PDS, PCC]* shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, LDR],* for inclusion in the grading bond cost estimate, and grading bonds.

FINAL MAP: *(Prior to approval of the Final Map.)*

83. NOISE#1–NOISE RESTRICTION EASEMENT (M-N-2, M-N-3) [PDS, FEE X 20] – FINAL MAP

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2) , and the County of San Diego CEQA Noise Guidelines for Determining Significance, a noise restriction easement shall be placed on the noise sensitive land use parcels directly adjacent to Proctor Valley Road to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement as indicated

on the approved Tentative Map, Noise Section of the FEIR, and Noise Report, shall be granted on the map. The Lots identified are as followed: Development Areas R4; R-5, Lots 1 through 14; R-10, Lots 1 through 6; R11, Lots 1 through 5 and 54 through 61; R13, Lots 1 and 8 through 13; R14, Lots 1, 2, 27, 28, 64; The said easement shall include and shall comply with the following:

a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates proposed noise sensitive land uses will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels pursuant to the General Plan Noise Element (Table N-1 & N-2). Future traffic noise level estimates, shall utilize the corresponding Level of Service for Proctor Valley Road based on the FEIR Appendix 2.9.1, Transportation Impact Study (TIS).

b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.

c. The acoustical analysis shall also demonstrate that proposed stationary noise generating sources such as the HVAC systems or generators conforms to the noise levels as indicated by the County's Noise Ordinance, Section 36.404. The acoustical study shall identify all noise-generating equipment and predict noise levels from all identified equipment at the applicable property line. If applicable, the analysis shall also identify mitigation measures shown to effectively reduce the noise levels to conformance, pursuant County's Noise Ordinance, Section 36.404.

d. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.

e. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant or its designee or its designee shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant or its designee or its designee shall submit the acoustical analysis along with the building plans to the *[PDS, BD]* for review and approval before the building permits can be issued. To the satisfaction of the *[PDS, PCC]*, the applicant or its designee or its designee shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

f. Prior the approval of any Building Plan and issuance of any Building Permit for lots identified adjacent to Proctor Valley Road, the applicant or its designee shall install the required permanent noise barriers within their

respective phase and as recommended in the FEIR and acoustic analysis on file under SP-16-002 (SP). Areas identified as requiring the barrier wall are as followed: Along the east edge of Proctor Road in area R-4; Along residential lots in area R-5, Lots 1 through 14; Along R-10, Lots 1 through 6; Along R11, Lots 1 through 5 and 54 through 61; Along R13, Lots 1 and 8 through 13; Along R14, Lots 1, 2, 27, 28, 64. The applicant or its designee is required to incorporate the proposed project design recommendations and mitigation measures, into the Building Plans (if necessary).

i. The applicant or its designee shall construct a six foot noise barrier at the top of slope and at the back of yards for any Noise Sensitive Land Use that would be exposed to a CNEL greater than 60 dBA, directly adjacent to Proctor Valley Road as shown in the Project EIR. The barrier shall be at the height specified of 6 foot. Barriers may be constructed of masonry, 0.625- inch thick Plexiglas, 0.25-inch thick plate glass, or combination of these materials. The barrier must have a minimum surface density of 4 pounds per square foot. Earthen berms or a combination of berms and walls could also be used to provide noise attenuation. The barriers must be designed so there are no openings or cracks.

ii. The applicant or its designee shall submit photo graphic evidence to the [PDS, BD] for review, verification of the installation of the noise barriers, and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant or its designee shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

g. If new information is provided to prove and certify that the noise barriers being used is different than what was proposed in the noise report and FEIR, then a new noise analysis maybe reviewed to the satisfaction of the *[PDS, PCC].* The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements and to demonstrate conformance to the General Plan Noise Element. Any proposed alternative methods, or the reduction or elimination of noise barriers maybe reviewed and determined by the Director of Planning and Development Services.

DOCUMENTATION: The applicant or its designee or its designee shall show the easement on each Final map with the appropriate granting language on the title sheet concurrent with each Final Map Review. **TIMING**: Prior to the approval of each Final Map, the requirements of this condition shall be completed for any development phase where the Noise Restriction Easement is located. **MONITORING:** The *[PDS, LDR]* shall verify that the easement is indicated on the map as specified and recorded.

84. TRAILS#1–TRAIL EASEMENT

INTENT: In order to promote orderly development by providing trail connections pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402.v, the applicant or its designee or its designee shall dedicate public non-motorized multi-use trail easements. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee or its designee shall dedicate to the County of San Diego, twenty foot (20') non-motorized multi-use trail easements as shown on the approved Tentative Map. **DOCUMENTATION:** The applicant or its designee or its designee shall show the easements on each applicable Final Map with the appropriate granting language on the title sheet concurrent with each Final Map Review. **TIMING:** With appropriate granting authority by the Preserve Owner /Manger (POM) and prior to the approval of the map, the applicant or its designee or its designee shall dedicate the trail easements to the County of San Diego. This condition maybe waived in the event the POM refuses to accept title due to the existence of the easement. **MONITORING:** *[PDS, LDR]* shall route on each Final Map to *[DPR, TC] and [PDS, TC]* for preapproval and acceptance of the dedication prior to map recordation. *[PDS, LDR]* shall satisfy the condition after recordation.

OR

PRESERVE TRAIL OPTION

TRAILS#1–TRAIL EASEMENT

INTENT: In order to promote orderly development by providing trail connections pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402.v, the applicant or its designee shall dedicate public non-motorized multi-use trail easements. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee or its designee shall dedicate to the County of San Diego, twenty foot (20') non-motorized multi-use trail easements as shown on Sheet 24 of the approved Tentative Map. **DOCUMENTATION:** The applicant or its designee or its designee shall show the easements on each applicable Final Map with the appropriate granting language on the title sheet concurrent with each Final Map Review. **TIMING:** With appropriate granting authority by the Preserve Owner/ Manager (POM) and prior to the approval of the map the applicant or its designee shall dedicate the trail easements to the County of San Diego for which the trail section is located. This condition maybe waived in the event the POM refuses to accept title due to the existence of the easement. **MONITORING:** *[PDS, LDR]* shall route on each Final Map to *[DPR, TC] and [PDS, TC]* for preapproval and acceptance of the dedication prior to map recordation. *[PDS, LDR]* shall satisfy the condition after recordation.

85. TRAILS#2 –TRAIL IMPROVEMENTS

INTENT: In order to promote orderly development by providing trail connections pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the Subdivision Ordinance Section 81.403. through 81.406.1, the applicant or its designee shall improve the dedicated trail easements**. DESCRIPTION OF REQUIREMENT:** Improve or agree to improve to the satisfaction of DPR and PDS non-motorized public trails to a width of four to eight (4-8') feet within the non-motorized public trail easements as indicated on the approved Tentative Map. **DOCUMENTATION:** The applicant or its designee or its designee shall prepare improvement plans and provide securities for the construction of the trails and all associated work. All plans and improvements shall be completed pursuant to the Community Trails Master Plan Design and Construction Guidelines, the County of San Diego Public Road Standards, and the Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. The applicant or its designee or its designee shall complete the following:

a. Process and obtain approval of Grading Plans to improve the public non-motorized multi-use trails.

b. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.405 through 81.406.1.

c. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*] and *[DPR, TC]*

The plans shall be submitted to *[DPR, TC]* and *[PDS, LDR]*, for review and approval. **TIMING:** Prior to the approval of each Final Map, the trails shall be improved **or** the trails plan, associated agreements and securities shall be approved for which the trail section is located. **MONITORING:** The *[DPR, TC]* and *[PDS, LDR]* shall review the plans for conformance and approve all financial securities for the construction of the trail.

86. **PARKS #1 – DEDICATION OF PUBLIC PARK LAND (*VILLAGE 14 SOUTH PHASE P-1*): [PDS, PPC] [DPR, PP] [DGS, RP]**

INTENT: In accordance with Title 8, Division 10 of the Code of Regulatory Ordinance also known as the Park Lands Dedication Ordinance (PLDO) and in order to comply with Section 810.105 and to receive PLDO credit, the public park known as the *South Phase - Public Neighborhood Park (P-1)* shall be fully developed in accordance with the PLDO and an approved Final Park Site Plan. **DESCRIPTION OF REQUIREMENT:** Any and all parklands receiving PLDO credit shall comply with the following requirements:

a. A Final Park Site Plan (that includes grading, irrigation, landscaping, and improvement plans and construction documents) that substantially conforms to the South Phase - Public Neighborhood Park (P-1) concept plan in the approved Specific Plan PDS2016-SP-16-002, Tentative Map PDS2016-TM-5616, and the park design and construction standards specified by the Department of Parks and Recreation (DPR) shall be approved by the Director of DPR.

b. The South Phase - Public Neighborhood Park (P-1) shall consist of 2.9 acres of parkland with 1.9 acres improved with active recreational uses as defined in the PLDO, including facilities and amenities identified on the approved park concept plan for Specific Plan PDS2016-SP-16-002, Tentative Map PDS2016-TM-5616 all in conformance with the PLDO.

c. Park site improvements identified in the approved Final Park Site Plan shall be constructed, and fee title to the public park site (P-1) conveyed to the County by grant deed free of encumbrances, as evidenced by an Environmental Site Assessment and a California Land Title Association Policy provided by the applicant or its designee or its designee and approved by the Director of DPR.

d. If there is less than 1.9 acres of improved active recreational uses as defined in the PLDO in the approved Final Park Site Plan for South Phase - Public Neighborhood Park (P-1), a combination of public and private parkland shall be dedicated and/or fees in-lieu of park land dedication shall be required pursuant to the PLDO.

OR

The applicant or its designee may satisfy the preceding requirement for construction of the Public Neighborhood Park (P-1) by entering into a Secured Agreement with the County, prior to recordation of the first Final Map in the South Phase. The Secured Agreement shall require construction of the pubic park site to commence prior to issuance of the 176th building permit and/or fifty percent of the total dwelling units in the South Phase – Public Neighborhood Park P-1 as shown on the Tentative Map 5616 shall be constructed. Pursuant to the Park Phasing Plan for Otay Village 14 Specific Plan PDS2016-SP-16-002 that is approved by the Director of Parks and Recreation (DPR). The Secured Agreement shall comply with the requirements for improvement security as specified in the Subdivision Map Act at Government Code section 66499 et seq. and the County Subdivision Ordinance at County Code section 81.407 et seq. The Secured Agreement shall not exceed one and a half years. The Secured Agreement shall specify that the construction timeline of Public Park P-1 shall not exceed one and half years from commencement of park construction. The Secured Agreement shall be accompanied by security sufficient to cover the cost of

Park P-1 improvements per the approved Final Park Site Plan and in the form and amount specified by the DPR Director to ensure the applicant or its designee's performance of the terms of the Secured Agreement.

DOCUMENTATION: The applicant or its designee shall complete and provide the following:

e. Process and obtain approval from the Director of DPR for a Final Park Site Plan.

f. Process and obtain approval from the Director of DPR for the grading, irrigation, landscaping, and improvement plans and construction documents in compliance with the PLDO and the requirements mentioned above.

g. Construct park improvements identified in the Final Park Site Plan and the grading, irrigation, landscaping, and improvement plans and construction documents. Note that the Final Park Site Plan will be submitted as part of the PDS Grading Plan, PDS Landscape Plan, and PDS Building Plans sets.

h. Submit Environmental Site Assessment and California Land Title Association Policy for approval by Director of DPR prior to conveyance of public park fee title.

i. Convey fee title by Grant Deed of public park site (P-1) that has been constructed in accordance with the Final Park Site Plan and is free of encumbrances.

OR

j. Enter into a Secured Agreement with the County that ensures construction of the Park P-1 and conveyance of public park fee title in the manner specified above, and/or payment of in-lieu fees, as applicable.

TIMING: Prior to the recordation of the first Final Map in the South Phase. **MONITORING:** The *[DPR, PP] and [PDS, PCC, Landscape Architect]* shall review the Park Site Plan, grading, irrigation, landscaping, and improvement plans, and construction documents. [*DPR, PP*] shall review the Secured Agreement. [*DGS, RP*] and *[DPR, PP]* shall review the Environmental Site Assessment and California Land Title Association Policy. The [*DPR, PP]* shall determine if dedication of additional parkland or payment of in-lieu park fees is required. The [*PDS, BD*] shall monitor building permit issuance and, if required, collect in-lieu park fees.

87. PARKS#2 – DEDICATION OF PUBLIC PARK LAND (*VILLAGE 14 CENTRAL PHASE P-2 & P-3*): [PDS, PPC] [DPR, PP] [DGS, RP]. INTENT: In accordance with Title 8, Division 10 of the Code of Regulatory Ordinance also known as the Park Lands Dedication Ordinance (PLDO) and in order to comply with Section

810.105 and to receive PLDO credit, the public parks known as the *Central Phase - Village Green Public Neighborhood Park (P-2) and Scenic Public Neighborhood Park (P-3)* shall be fully developed in accordance with PLDO criteria and an approved Final Park Site Plan. **DESCRIPTION OF REQUIREMENT:** Any and all parklands receiving PLDO credit shall comply with the following requirements:

a. A Final Park Site Plan (that includes grading, irrigation, landscaping, and improvement plans and construction documents) that substantially conforms to the *Central Phase - Village Green Public Neighborhood Park (P-2) and Scenic Public Neighborhood Park (P-3)* park concept plan in the approved Specific Plan PDS2016-SP-16-002, Tentative Map PDS2016-TM-5616, and the park design and construction standards specified by the Department of Parks and Recreation (DPR) shall be approved by the Director of DPR.

b. The *Central Phase - Village Green Public Neighborhood Park (P-2) and Scenic Public Neighborhood Park (P-3)* shall consist of 5.7 acres and 1.8 acres of active recreational uses, respectively, as defined in the PLDO, including facilities and amenities identified on the approved park concept plan for Specific Plan PDS2016-SP-16-002, Tentative Map PDS2016-TM-5616 all in conformance with the PLDO.

c. Park site improvements identified in the approved Final Park Site Plan shall be constructed, and fee title to the public park sites (P-2 and P-3) conveyed to the County by grant deed free of encumbrances, as evidenced by an Environmental Site Assessment and a California Land Title Association Policy provided by the applicant or its designee or its designee and approved by the Director of DPR.

OR

d. The applicant or its designee or its designee may satisfy the preceding requirement by entering into a Secured Agreement with the County, prior to recordation of the first Final Map in Central Phase. The Secured Agreement shall require:

1) Construction of the Public Park P-2 (also known as Village Green Park) to commence prior to issuance of the 176th building permit and/or thirty three percent of the total dwelling units in the Central Phase and;
2) Construction of the Public P-3 (also known as Scenic Park) to commence prior to issuance of the 351st building permit and/or sixty six percent of the total dwelling units in the Central Phase.

The Secured Agreement shall comply with the requirements for improvement security as specified in the Subdivision Map Act at

Government Code Section 66499 et. seq. and the County Subdivision Ordinance at County Code Section 81.407 et. seq. The agreement shall specify that the construction timeline for each public park site (P-2 and/or P-3) shall not exceed one and a half (1½) years from the commencement of park construction. The Secured Agreement shall require the applicant or its designee or its designee to convey fee title to the public park sites (P-2 and P-3) in the manner specified above. This agreement shall be accompanied by security sufficient to cover the cost of all improvements per the approved Final Park Site Plan and in the form and amount specified by the DPR Director to ensure the applicant or its designees or its designee performance of the terms of the agreement.

e. If there is less than 5.7 acres of active recreational uses as defined in the PLDO in the approved Final Park Site Plan for *Central Phase - Village Green Public Neighborhood Park (P-2)* for P-2 and/or less than 1.8 acres of active recreational uses as defined in the PLDO in the approved Final Park Site Plan for *Scenic Public Neighborhood Park (P-3)*, a combination of public and private parkland shall be dedicated and fees in-lieu of park land dedication shall be required pursuant to the PLDO.

DOCUMENTATION: The applicant or its designee or its designee shall complete and provide the following:

f. Process and obtain approval from the Director for DPR for Final Park Site Plans.

g. Process and obtain approval from the Director of DPR for the grading, irrigation, landscaping, and improvement plans and construction documents in compliance with the PLDO and the requirements mentioned above.

h. Construct park improvements identified in the Final Park Site Plans and the grading, irrigation, landscaping, and improvement plans and construction documents. Note that the Final Park Site Plans will be submitted as part of the PDS Grading Plan, PDS Landscape Plan, and PDS Building Plan sets.

i. Submit Environmental Site Assessment and California Land Title Association Policy for approval by the Director of DPR prior to conveyance of public park fee title.

j. Convey fee title by Grant Deed of public park sites (P-2 and P-3) that has been constructed in accordance with the Final Park Site Plan and is free of encumbrances.

OR

k. Enter into a Secured Agreement with the County that ensures construction of park sites (P-2 and P-3) and, conveyance of public park fee title, in the manner specified above; or pay in-lieu park fees, as applicable.

TIMING: Prior to the recordation of the first Final Map creating residential parcels in the *Village 14 Central Phase*. **MONITORING:** The [DPR, PP] and [PDS, PCC, Landscape Architect] shall review the Park Site Plan, grading irrigation, landscaping, and improved plans, and construction documents. [DPR, PP] shall review the Secured Agreement. [DGS, RP] and [DPR, PP] shall review the Environmental Site Assessment and California Land Title Association Policy. The [PDS, BD] shall monitor building permit issuance. The [DPR, PP] shall calculate the fee pursuant to Section 810.106 and the [PDS, BD] shall provide a receipt of payment for the applicant or its designee and *[PDS, PCC]* shall verify PLDO fee has been paid.

88. PARKS #3 –DEDICATION OF PUBLIC PARK LAND (*PLANNING AREA 16 PHASE P-4*): [PDS, PPC] [DPR, PP] [DGS, RP].

INTENT: In accordance with Title 8, Division 10 of the Code of Regulatory Ordinance also known as the Park Lands Dedication Ordinance (PLDO) and in order to comply with Section 810.105 and to receive PLDO credit, the public park known as the *North Public Neighborhood Park (P-4)* shall be fully developed in accordance with PLDO criteria and an approved Final Park Site Plan. **DESCRIPTION OF REQUIREMENT:** Any and all parklands receiving PLDO credit shall comply with the following requirements:

a. A Final Park Site Plan (that includes grading, irrigation, landscaping, and improvement plans and construction documents) that substantially conforms to the *North Public Neighborhood Park (P-4)* park concept plan in the approved Specific Plan PDS2016-SP-16-002, Tentative Map PDS2016-TM-5616, and the park design and construction standards specified by the Department of Parks and Recreation (DPR) shall be approved by the Director of DPR.

b. The *North Public Neighborhood Park (P-4)* shall consist of 0.8 acres of active recreational uses as defined in the PLDO, including facilities and amenities identified on the approved park concept plan for Specific Plan PDS2016-SP-16-002, Tentative Map PDS2016-TM-5616 all in conformance with the PLDO.

c. Park site improvements identified in the approved Final Park Site Plan shall be constructed, and fee title to the public park site (P-4) conveyed to the County by grant deed free of encumbrances, as evidenced by an Environmental Site Assessment and a California Land Title Association Policy provided by the applicant or its designee and approved by the Director of DPR.

OR

d. The applicant or its designee may satisfy the preceding requirement for construction of Neighborhood Park P-4 by entering into a secured agreement

with the County, prior to recordation of the first Final Map for the Planning Area 16 Phase. The secured agreement shall require construction of the public park site to commence prior to issuance of the 56th building permit and/or fifty percent of the total dwelling units in the Planning Area 16 Phase. The secured agreement shall comply with the requirements for improvement security as specified in the Subdivision Map Act at Government Code Section 66499 et. seq. and the County Subdivision Ordinance at County Code Section 81.407 et. seq. The agreement shall specify that the construction timeline for the public park site (P-4) shall not exceed one and a half (1½) years from commencement of construction. The secured agreement shall require the applicant or its designee to convey fee title to the public park site (P-4) in the manner specified above. This agreement shall be accompanied by security sufficient to cover the cost of all improvements per the approved Final Park Site Plan and in the form and amount specified by the DPR Director to ensure the applicant or its designees or its designee performance of the terms of the agreement.

e. If there is less than 0.8 acres of active recreational uses as defined in the PLDO in the approved Final Park Site Plan for *North Public Neighborhood Park (P-4)*, a combination of public and private parkland and/or fees in-lieu of park land dedication shall be required pursuant to the PLDO.

DOCUMENTATION: The applicant or its designee or its designee shall complete and provide the following:

f. Process and obtain approval from the Director for DPR for a Final Park Site Plan.

g. Process and obtain approval from the Director of DPR for the grading, irrigation, landscaping, and improvement plans and construction documents in compliance with the PLDO and the requirements mentioned above.

h. Construct park improvements identified in the Final Park Site Plan and the grading, irrigation, landscaping, and improvement plans and construction documents. Note that the Final Park Site Plan will be submitted as part of the PDS Grading Plan, PDS Landscape Plan, and PDS Building Plans sets.

i. Submit Environmental Site Assessment and California Land Title Association Policy for approval by the Director of DPR prior to conveyance of public park fee title.

j. Convey fee title by Grant Deed of public park site (P-4) that has been constructed in accordance with the Final Park Site Plan and is free of encumbrances.

OR

k. Enter into a Secured Agreement with the County that ensures construction of park site (P-4), and conveyance of public park fee title, in the manner specified above; or pay in-lieu park fees, as applicable.

TIMING: Prior to the recordation of the first Final Map creating residential parcels for the *Planning Area 16 Phase*. **MONITORING:** The [DPR, PP] and [PDS, PCC, Landscape Architect] shall review the Park Site Plan, grading irrigation, landscaping, and improved plans, and construction documents. [DPR, PP] shall review the Secured Agreement. [DGS, RP] and [DPR, PP] shall review the Environmental Site Assessment and California Land Title Association Policy. The [PDS, BD] shall monitor building permit issuance. The [DPR, PP] shall calculate the fee pursuant to Section 810.106 and the [PDS, BD] shall provide a receipt of payment for the applicant or its designee and *[PDS, PCC]* shall verify PLDO fee has been paid.

89. PARKS #4 – PUBLIC PARKS – ESTABLISHMENT OF FUNDING MECHANISM

INTENT: A funding mechanism shall be established to the satisfaction of the DPR to fully fund the operation and maintenance of the public neighborhood parks. **DESCRIPTION OF REQUIREMENT:** Establish a Community Facilities District (CFD) or other funding mechanism approved by the DPR to fully fund the operation and maintenance of the public park(s) and trails. **DOCUMENTATION:** The CFD or other funding mechanism shall have the capacity to generate enough revenue to fund the annual operation and maintenance of the public neighborhood parks, as determined by the DPR. In addition to the special tax on developed parcels, the CFD or other funding mechanism shall include an "undeveloped land tax" which will allow revenue to be generated on all undeveloped parcels/developed parcels within each respective phase/zone of the CFD. If required, annual increases are allowed under the CFD formation documents. **TIMING:** Prior to the approval of the first Final Map in the Project, a funding mechanism shall be established for the Project as a whole that will allow for each development phase of the Project Public Parks to be progressively annexed. **MONITORING:** The *[DPR, PP]* shall review the documentation for conformance with this condition.

90. PARKS #5 – PLDO COMPLIANCE - DEDICATION OF PRIVATE PARK EASEMENTS

INTENT: For any private park(s) (PP-1, PP-2, PP-3, and PP-4) receiving PLDO credit pursuant to the PLDO Section 810.108, an easement shall be dedicated to the County that restricts the use of the private parks for recreational purposes and ensures compliance with the County of San Diego PLDO. **DESCRIPTION OF REQUIREMENT:** Dedicate an easement to the County by separate document on each Final Map within which the private park(s) is/are located that (a) restricts the use of the private parks (PP-1, PP-2, PP-3, and/or PP-4) to park and recreational purposes only; (b) specifies that the private parks (PP-1, PP-2, PP-3, and/or PP-4) shall be maintained by the Home Owners' Association; and (c) includes a defense and indemnity provision in favor of the County that is satisfactory to the Director of DPR. **DOCUMENTATION:** The easement may be recorded by

separate document or on each Final Map which the private parks (PP-1, PP-2, PP-3, and/or PP-4) are located. The easement shall be submitted to the DPR and DGS for review and approval. **TIMING:** Prior to or simultaneously with, recordation of the each first Final Map within the private parks(s) is/are located. **MONITORING:** The *[DPR, PP]* shall review the documentation for conformance with this condition.

APPROVAL OF MAP: The conditions shall be complied with before a Final Map for each Unit is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

Tables 1 through 6 should be used as a reference for conditions related to Public and Private Road improvements and dedications.
Tables 1 through 3 describes the phasing and the limits of improvements and dedications for Public Roads applicable to each unit of the project.

Table 1-Public Road Phasing

Street Name	From	To	Applicable Phases and Units					Typical Section[1]
			South Village(V) 14 Phase	Central Village(V) 14 Phase	North Village(V) 14 Phase	Planning Area(PA)16 Phase	Planning Area(PA)19 Phase	
Proctor Valley Road (PVR)	City/County boundary	Private Street 'A'	Any Units	Any Units	Any Units	Any Units	Any Units	2
PVR	Street 'A'	Street 'M'	Any Units	Any Units	Any Units	Any Units	Any Units	3
PVR	Street 'M'	Street 'P'	--	Any Units	Any Units	Any Units	Any Units	3
PVR	Street 'P'	Street 'R'	--	Units R5 through R9	Any Units	Any Units	Any Units	4
PVR	Street 'R'	Street 'Y'	--	Units R7 through R9	Any Units	Any Units	Any Units	5
PVR	Street 'Y'	Street 'AA'	--	--	Any Units	Any Units	Any Units	6
PVR	Street 'AA'	N/E boundary of V14 North	--	--	Any Units	Any Units	Any Units	10a **OR[2]** 10
PVR	N/E boundary of V14 North	Southerly boundary of OS-56 in PA 16	--	--	Any Units	Any Units	Any Units	10b **OR[2]** 10
PVR	Southerly boundary of OS-56 in PA 16	Echo Valley Road	--	--	Any Units	Any Units	Any Units	10c **OR[2]** 10
Waterline Maintenance Road	Street Y	Water Tank	--	Units R7 through R9	--	--	--	11

Table 1-Public Road Phasing Continued

Street Name	**From**	**To**	**Applicable Phases and Units** ***Planning Area(PA)16 Phase***	**Typical Section[1]**	**Notes**
Street II	S/W boundary of PA 16	N/W boundary of PA 16	Any Units	12 and 12a*	*Provide 5' DG pathway on both sides of the road and 10' community pathway on one side within the first 200' of Street II up to P-4 Park.
Street LL	Street II	Street MM	Any Units	12	
Street MM	Street LL	Southerly boundary of lot 45 in PA 16	Any Units	12	
Street MM	Southerly boundary of lot 45 in PA 16	Street NN	Units R14E, R15 and R16	12	
Street NN	Street MM	Street OO	Units R14E, R15 and R16	12	
Street OO	Street NN	Street PP	Units R14E, R15 and R16	12	
Street PP	Street OO	Street QQ	Units R14E, R15 and R16	12	
Street QQ	Street PP	Whispering Meadow Lane	Units R14E, R15 and R16	12	

Footnotes:

1- Typical Cross Sections for the roads are shown on sheet 3 of TM and PGP dated Feb 9, 2018. Typical Cross Sections 10a, 10b and 10c are shown on sheet 23 of the TM and PGP dated Feb 9, 2018.

2- The Improvements described in sections 10a through 10c are recommended by the staff; however if the exception request for typical cross section 10 is granted by the Board of Supervisors (for PVR between Street 'AA' to PA 19), these improvements can be replaced by the typical cross section 10.

Table 2- Public Road Improvements Description

Typical Cross Section	Description of Improvements*
2	Improve or agree to improve and provide security for Proctor Valley Road to a graded width of sixty-eight feet (68') with forty-four (44') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter with face of curb at twenty-two feet (22') from centerline. Provide four feet (4') stamped median at the center and a 10' community pathway along the easterly side of Proctor Valley Road.
3	Improve or agree to improve and provide security for Proctor Valley Road to a graded width of seventy-three feet (73') with forty-four (44') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at twenty-two feet (22') from centerline. Provide four feet (4') stamped median at the center, ten feet (10') community pathway and five feet (5') sidewalk along easterly side of Proctor Valley Road.
4	Improve or agree to improve and provide security for Proctor Valley Road to a graded width of eighty-three feet (83') with fifty-four (54') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at twenty-seven feet (27') from centerline. Provide fourteen feet (14') landscaped median at the center, ten feet (10') community pathway and five feet (5') sidewalk along easterly side of Proctor Valley Road.
5	Improve or agree to improve and provide security for Proctor Valley Road to a graded width of seventy-seven feet (77') with forty-four feet (44') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at twenty-two feet (22') from centerline. Provide four feet (4') stamped median at the center, ten feet (10') meandering community pathway along the easterly side and five feet (5') sidewalk along the westerly side of Proctor Valley Road.
6	Improve or agree to improve and provide security for Proctor Valley Road, within this section to a graded width of seventy-three feet (73') with forty feet (40') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at twenty feet (20') from centerline. Provide ten feet (10') meandering community pathway along the easterly side and five feet (5') sidewalk along the westerly side of Proctor Valley Road.
10a	Improve or agree to improve and provide security for Proctor Valley Road to a variable graded width of sixty-four to seventy-three feet (64'-73') with variable width of thirty-four feet to forty feet (34'-40') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at variable width of seventeen to twenty feet (17'-20') from centerline. Provide 10' community pathway on the easterly side of the road.

10b	Improve or agree to improve and provide security for Proctor Valley Road to a graded width of forty-eight (48') with thirty-four feet (34') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at seventeen feet (17') from centerline. Provide 10' community pathway on the easterly side of the road.
10c	Improve or agree to improve and provide security for Proctor Valley Road to a graded width of sixty-four feet (64') with thirty-four feet (34') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at seventeen feet (17') from centerline. Provide 10' community pathways on the easterly side of the road.
10	Improve or agree to improve and provide security for Proctor Valley Road, to a graded width of forty feet (40') with twenty-eight feet (28') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at fourteen feet (14') from centerline. Provide 10' community pathway on easterly side of the road.
12, 12a	Improve or agree to improve and provide security for Public Rural Residential Roads, Streets 'II', 'LL', 'MM', 'NN', 'OO', 'PP', and 'QQ' to a graded width of forty-eight feet (48') with twenty-eight feet (28') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk with face of curb at fourteen feet (14') from centerline.

Footnote:
* Typical Cross sections 1-10, 12 and 12a are shown on sheet 3 of TM and PGP dated Feb 9, 2018. Typical Cross sections 10a-10c are shown on sheet 3 of TM and PGP dated Feb 9, 2018.
All of the above shall be to the satisfaction of the Director of Public Work and PDS.

Table 3 –Public Road Dedication Description:

Typical Cross Section	Description of Dedication*
2	Right-of-way width of sixty-eight feet (68') on Proctor Valley Road, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2A); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements. Provide additional right-of-way at the location of all proposed roundabouts.
3	Right-of-way width of seventy-three feet (73') on Proctor Valley Road, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2A); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements. Provide additional right-of-way at the location of all proposed roundabouts.
4	Right-of-way width of e feet eighty-three (83') on Proctor Valley Road, from private easement road, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2A); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements. Provide additional right-of-way at the location of all proposed roundabouts.
5	Right-of-way width of seventy-seven feet (77') on Proctor Valley Road, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2A); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements. Provide additional right-of-way at the location of all proposed roundabouts.
6	Right-of-way width of seventy-three feet (73') on Proctor Valley Road, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2E); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements. Provide additional right-of-way at the location of all proposed roundabouts.
10a	Right-of-way width of sixty-four to seventy-three feet (64'-73'), on Proctor Valley Road, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2E); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements.

10b	Right-of-way width of forty-eight feet (48') on Proctor Valley Road, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2E); with twenty foot (20') radius corner roundings at the intersections.
10c	Right-of-way width of sixty-four feet (64') on Proctor Valley Road, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2E); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements.
10	Right-of-way width of forty feet (40'), on Proctor Valley Road, in accordance with County of San Diego Public Road Standards for a Modified Light Collector Road (2.2F); with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements.
12, 12a	Right-of-way of forty-eight feet (48'), on Streets 'II', 'LL', 'MM', 'NN', 'OO', 'PP', and 'QQ', in accordance with County of San Diego Public Road Standards for a rural residential; with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements.

Footnote:
* Typical Cross sections 1-10, 12 and 12a are shown on sheet 3 of TM and PGP dated Feb 9, 2018. Typical Cross sections 10a-10c are shown on sheet 3 of TM and PGP dated Feb 9, 2018.
All of the above shall be to the satisfaction of the Director of Public Work and PD

91. ROADS#1–PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan, the following streets shall be improved. **DESCRIPTION OF REQUIREMENT:**

a. With each Unit, improve or agree to improve and provide security for ***Proctor Valley Road***, ***Streets II, LL, MM, NN OO, PP, QQ*** and the ***waterline maintenance road*** as described in tables 1 and 2 above to the satisfaction of the Director of Public Work and PDS. Table 1 describes phasing for public road improvements applicable to each Unit/Phase and table 2 provides detailed description of improvements for each typical section of the road identified in table 1.

b. Construct a roundabout at all the applicable cross sections identified on the Tentative Map and the Preliminary Grading Plan dated February 9, 2018.

c. Provide transition for all widenings, tapers, and traffic striping to match the existing pavement and the improvements where applicable.

d. Provide median breaks along Proctor Valley Road as shown on the Tentative Map/Preliminary Grading Plan for emergency access to the satisfaction of County of San Diego Fire Protection District and Director of Public Works and PDS.

e. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

f. Where height of downsloping bank for a 2:1 slope is greater than twelve feet (12'); or where height of downsloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed, as deemed necessary by the Director of Public Works or his designee and CALTRANS standards to the satisfaction of the Director of Public Works.

INTERIM ROADWAY STANDARDS

g. The required **interim** improvements for Proctor Valley Road from the terminus of the proposed improvements in each phase or unit, to the northerly boundary of Planning Area 19 can use either the existing or ultimate alignment of Proctor Valley Road; however if the existing alignment is to used, adequate paved or graded roadway connection shall be provided to satisfy the secondary Fire Access requirements. The below criteria shall be to the satisfaction of the Director of Public Work/PDS and San Diego County Fire Protection District.

h. Improve or agree to improve and provide security for ***Proctor Valley Road*** from the terminus of the proposed improvements in each phase or unit, to the northerly boundary of the Planning Area 19 (at the connection to Echo Valley Road intersection), to a graded width of thirty-six feet (36') and improved width of twenty-four feet (24') with an alternative soil stabilizing surface (such as perma-zyme or approved equal) over approved base and re-apply as directed by the manufacturer and approved by the Department of Public Works or twenty-four feet (24') of asphalt concrete over approved base. This option will require stormwater features pursuant to MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order.

(Or at Applicant's Discretion)

Enter into a secured and bonded agreement with the County of San Diego to obtain an encroachment permit from the Department of Public Works in order to provide frequent and adequate maintenance on Proctor Valley Road to maintain a minimum of twenty-four feet (24') graded width to the satisfaction of Director of Public Works, PDS and San Diego County Fire Protection District.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

i. Process and obtain approval of Improvement Plans to improve Proctor Valley Road, the proposed public rural residential roads.

j. Provide Secured Agreements in accordance with Subdivision Ordinance Sec. 81.408

k. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*].

l. If the applicant or its designee is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map for each Unit, the plans, agreements, and securities shall be approved. **MONITORING:** The [*PDS, LDR*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required

securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

92. ROADS#2–ROAD DEDICATION (ON&OFFSITE)

INTENT: In order to improve the quality of the roads, promote orderly development, and to comply with the Subdivision Ordinance Sec. 81.402, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:**

a. Dedicate onsite and cause to be granted offsite the right-of-way to the County of San Diego for road purposes that provides right-of-way widths for all public streets identified in tables 1 and 3 above to the satisfaction of the Director of Public Work and PDS. Table 1 describes phasing for public road improvements applicable to each Unit/Phase and table 3 provides detailed description of dedications for each typical section of the road identified in table 1. Provide additional right-of-way for the proper construction of roundabout at all the applicable intersections

b. Dedicate onsite and cause to be granted offsite right-of-way to the County of San Diego an easement for road purposes that provides a minimum right-of-way width of forty feet (40') on ***Proctor Valley Road,*** from the terminus of the proposed improvements in each Unit to the Echo Valley Road intersection, in accordance with County of San Diego Public Road Standards for an Interim public road; with twenty foot (20') radius corner roundings at the intersections, plus slope rights and drainage easements to the satisfaction of the Director of Planning and Development Services.

   Please note if the existing alignment of the Proctor Valley Road is used to satisfy the secondary fire access requirements, no additional right-of-way dedication along Proctor Valley Road may be required.

c. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use.

DOCUMENTATION: The applicant or its designee shall dedicate the project side of the easement on the map and show it as Accepted. For the offsite portions of the easement, the applicant or its designee shall prepare the legal descriptions of the easements, and submit them for preparation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the recordation of the Final Map for each Unit, the onsite dedication and the offsite granting shall be provided for roads with the recordation of the unit the road is within, abuts or provides access to. **MONITORING:** The [*PDS, LDR*] shall verify that the dedication is indicated on the Final Map and Accepted by the County. The *[DGS, RP]* shall prepare, approve the easement documents for recordation, and forward the recorded copies to *[PDS, LDR]* for review and approval. The *[PDS, LDR]* shall review the offsite granting for compliance with this condition.

Tables 4(a-e) through 6 describes the phasing and the limits of improvements for Private Roads applicable to each unit of the project.

Table 4a- Private Roads- V14 South Phase

Street Name	***From***	***To***	***Applicable Units***	***Typical Section[1]***	***Notes***
Street 'A'	PVR	gated entrance	All units	8a	Street 'A' within the frontage of the proposed park shall provide public access easement along the proposed private road.
	gated entrance	Westerly boundary of lot 63 of R1 Unit	R1, R2 and R3	8a	
	Westerly boundary of lot 63 of R1 Unit	Easterly boundary of lot 3 of R2	R2 and R3	8a	
	Easterly boundary of lot 3 of R2	Street 'D'	R2 and R3	9a	
Street M	PVR	gated entrance	All units	8a	
	gated entrance	westerly boundary of lot 81 of R1 Unit	R1, R2 and R3	8a	
	Westerly boundary of lot 81 of R1 Unit	Street J	R2 and R3	8a	
Street D	Street A	Street L	R2 and R3	9a	
	Street A	terminus	R2	9	
Street L	Street D	Street J knuckle	R3	9	
	Street D	Street J	R2 and R3	9a	
Streets B, C, E and F	Entire Length		R2	9	
Streets G, H, I, J, and K	Entire Length		R3	9	

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Table 4b-Private Roads-V14 Central Phase

Street Name	***From***	***To***	***Applicable Units***	***Typical Section[1]***	***Notes***
Street P	PVR	Street Q	R5 through R9	8a	
	Street Q	Street T	R5 through R9	9a	
	Street T	Street Y	R5 through R9	9	
	Street Y	Street T	R7, R8	9	
Street Y	Street P	Southern terminus	R9	9	
	Street P	Street S	R5, R6, R7, R9	9	
	Street S	Street T	R7, R8, R9	9	
	Street T	PVR	R7, R8, R9	7	
Street Q	Street R	Northerly boundary of Lot 40 in R-5 Unit	R6	9	
	northerly boundary of Lot 40 in R-5 Unit	Street P	R5	9	
Street R	PVR	Easterly boundary of School (S-1) in Central Village	R5, R6	8	Street 'R' within the frontage of the proposed school shall provide public access easement along the proposed private road.
	easterly boundary of School (S-1) in Central Village	Street S	R5, R6	9	
Street S	Entire Length		R5, R6	9	
Street T	From Street P	Easterly boundary of Lot 101 in R-5 Unit	R5, R7	9a	
	easterly boundary of Lot 101 in R-5 Unit	Street P	R7	9a	
	Street P	Easterly boundary of Lot 42 in R-9 Unit	R8	9a	
	easterly boundary of Lot 42 in R-9 Unit	Street Y	R8, R9	9a	
Street U1	Street P	Street U2	R7	9	

	Street U2	Street T	R7, R9	9	
Street U2	Street Y	easterly boundary of Lot 79 in R-7 Unit	R7, R9	9	
	easterly boundary of Lot 79 in R-7 Unit	Street T	R8	9	
Streets V,X, W	Entire Length		R7	9	

Table 4c-Private Roads-V14 North Phase

Street Name	***From***	***To***	***Applicable Units***	***Typical Section[1]***	***Notes***
Street Z	PVR	Street BB	Any Units	8	
	Street BB	Street FF	Any Units	9	
Street FF	Street Z	Street AA	Any Units	9	
	Street AA	Street HH	R11	9	
Street AA	Entire length		Any Units	8	
Streets GG and HH	Entire length		R11	9	
Streets BB and CC	Entire length		R10	9	
Street EE	Street AA	southerly terminus	R10	9	
	Street AA	northerly terminus	R11	9	
Private Drive	Entire length		R12	13	

Table 4d-Private Roads-PA 16 Phase

Street Name	***From***	***To***	***Applicable Units***	***Typical Section[1]***	***Notes***
Private Drives A, B and C	Entire Length		R-14W	13	
Private Drives D	Entire Length		R-14E	13	
Private Drives E and F	Entire Length		R-16	13	

Table4e-Private Roads-PA 19 Phase

Street Name	***From***	***To***	***Applicable Units***	***Typical Section[1]***	***Notes***
Private Drives JJ and KK	Entire Length		R-13	13	

Footnote:
1-Typical Cross sections for these roads are shown on sheet 3 of TM and PGP dated Feb 9, 2018.
All of the above shall be to the satisfaction of the Director of PDS and County Fire Protection District.

Table 5- Private Road Improvement Description

Typical Cross Section [1]	**Description of Improvements [2]**
7	Improve or agree to improve to a minimum graded width of forty-nine feet (49') and to a minimum improved width of thirty-two feet (32') with asphalt concrete pavement over approved base with concrete curb and gutter at sixteen feet (16') from centerline. Provide six feet (6') porous concrete pathway on Southerly and easterly side of the road. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.
8	Improve or agree to improve to a minimum graded width of sixty-two feet (62') and to a minimum improved width of forty feet (40') with asphalt concrete pavement over approved base with concrete curb and gutter at twenty feet (20') from centerline. Provide 5' sidewalks on both sides of the street. The width of the required improvements and dedications may be reduced by 8', if no street parking is proposed. Provide five feet (5') sidewalks along both sides of the road. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.
8a	Improve or agree to improve to a minimum graded width of sixty-three feet (63') and to a minimum improved width of forty feet (40') with asphalt concrete pavement over approved base with concrete curb and gutter at twenty feet (20') from centerline. Provide five feet (5') sidewalk along the southerly and easterly side and six feet (6') porous concrete pathway along the northerly and westerly side of the street. The width of the required improvements and the dedication may be reduced by 8', on the side of the road where no street parking is proposed. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.
9	Improve or agree to improve to a minimum graded width of fifty-eight feet (58') and to a minimum improved width of thirty-six feet (36') with asphalt concrete pavement over approved base with concrete curb and gutter at eighteen feet (18') from centerline. Provide feet (5') sidewalk on both sides of the street. The width of the required improvements and the dedication may be reduced by 4', on the side of the road where no street parking is proposed. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.
9a	Improve or agree to improve to a minimum graded width of fifty-nine feet (59') and to a minimum improved width of thirty-six feet (36') with asphalt concrete pavement over approved base with concrete curb and gutter at eighteen feet (18') from centerline. Provide five feet (5') sidewalk along the northerly and westerly side and six feet (6') porous concrete pathway along the southerly and easterly side of the street. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.

9b	Improve or agree to improve a minimum graded width of sixty-nine feet (69') and to a minimum improved width of forty-six feet (46') with asphalt concrete pavement over approved base with concrete curb and gutter at twenty-three feet (23') from centerline. Provide five feet (5') sidewalk along the northerly and westerly side and six feet (6') porous concrete pathway along the southerly and easterly side of the street as designated per tentative map plans. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.
13	Improve or agree to improve to a minimum graded width of forty-eight feet (48') and to a minimum improved width of twenty-eight feet (28') with asphalt concrete pavement over approved base with concrete curb and gutter at fourteen feet (14') from centerline. Provide five feet (5') sidewalk on one side of the road. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.

Footnote:
1-Typical Cross sections for these roads are shown on sheet 3 of TM and PGP dated Feb 9, 2018.
2-All of the above shall be to the satisfaction of the Director of PDS and County Fire Protection District.

Table 6- Private Road Dedication Description:

Typical Cross Section [1]	**Description of Dedication [2]**
7	A minimum forty-nine feet (49') wide private road easement
8	A minimum sixty-two feet (62') wide private road easements. The width of the required improvements and dedications may be reduced by 8', if no street parking is proposed.
8a	A minimum sixty-three feet (63') wide private road easement. The width of the required improvements and dedications may be reduced by 8', if no street parking is proposed.
9	A minimum fifty-eight feet (58') wide private road easement.
9a	A minimum fifty-nine feet (59') wide private road easement.
9b	A minimum sixty-nine-nine feet (69') wide private road easement.
13	Minimum forty-eight feet (48') wide private road easement.

Footnote:
1-Typical Cross sections for these roads are shown on sheet 3 of TM and PGP dated Feb 9, 2018.
2-All of the above shall be to the satisfaction of the Director of PDS and County Fire Protection District.

93. ROADS#3–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, Private Streets listed below shall be improved.

DESCRIPTION OF REQUIREMENT:

a. Improve and provide security for Private road easements, as described in tables 4 and 5 above to the satisfaction of the Director of Public Work, PDS and San Diego Fire Protection District. Table 4 describes phasing for private road improvements applicable to each Unit/Phase and table 5 provides detailed description of improvements for each typical section of the road identified in table 1. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads (approved June 30, 1999) shall apply.

b. All the identified private roads on the tentative map, shall terminate with a cul-de-sac graded to a radius of forty-eight feet (48') and surfaced to a radius of forty-four feet (44') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk with face of curb at forty-four feet (44') from the radius point.

c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, and San Diego County Standards for Private Roads, and the Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant or its designee or its designee shall complete the following:

d. Process and obtain approval of Improvement Plans to construct all proposed private easement roads.

e. Provide Secured Agreement that requires, in accordance with Subdivision Ordinance Sec. 81.408.

f. Upon approval of the plans, pay all applicable inspection deposits/fees with [*DPW, PDCI*].

g. If the applicant or its designee is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map for each Unit, the required improvement plans, agreements, and securities shall be approved. **MONITORING:** The [*PDS, LDR*] shall review the plans for consistency with the resolution conditions and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

94. ROADS#4 – PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.402 the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:**

a. The Final Map for each units shall the minimum width private road easements in accordance with tables 4 and 6 above to the satisfaction of the Director of Public Work, PDS and San Diego Fire Protection District. Table 4 describes phasing for private road improvements applicable to each Unit/Phase and table 6 provides detailed description of dedications for each typical section of the road identified in table 1.

b. The Final Map shall show twenty-foot (20') corner rounding(s) at all intersections.

c. The Final Map shall show a minimum radius width of forty-eight foot (48') along the proposed cul-de-sacs, together with the right to construct and maintain slopes and drainage facility, to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant or its designee shall show the easements on the Final Map. **TIMING:** Prior to approval of the Final Map, the easements shall be shown. **MONITORING:** The [*PDS, LDR*] shall review the Final Map to ensure that the easements is/are indicated pursuant to this condition.

95. ROADS#5 - RELINQUISH ACCESS

INTENT: In order to promote orderly development and to comply with the Mobility Element of the General Plan and County Subdivision Ordinance Section 81.401 (g), access shall be relinquished along ***Proctor Valley Road*** within the project boundary. The relinquishment of access will exclude any approved intersections and access point(s) along Proctor Valley Road. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto ***Proctor Valley Road***. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the approved intersections and access point(s) are permitted along ***Proctor Valley Road***. **DOCUMENTATION:** The applicant or its designee shall prepare the pages of the Final Map and present them for review to [*PDS, LDR*]. **TIMING:** With the recordation of the Final Map for each Unit, the access along all applicable sections

of the road shall be relinquished. **MONITORING:** The [*PDS, LDR*] shall prepare and process the relinquishment of access with the Final Map.

96. ROADS#6- PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, in accordance with Subdivision Ordinance Section 81.402(c), the applicant or its designee applicant or its designee shall assume responsibility of the private roads. **DESCRIPTION OF REQUIREMENT:** A maintenance agreement shall be executed that indicates the following:

a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.

b. The Director of PDS shall be notified as to the final disposition of title (ownership) to all proposed private streets, and place a note on the Final Map as to the final title status of said roads.

c. Access to each lot shall be provided by private road easement not less than fifty-eight or sixty-two feet wide as specified on the map.

DOCUMENTATION: The applicant or its designee shall execute the private road maintenance agreement, to the satisfaction of the Director of PDS, and indicate the ownership on the map as indicated above. **TIMING:** Prior to the recordation of the Final Map for each Unit, the agreement shall be executed and the ownership shall be indicated on the map. **MONITORING:** The [*PDS, LDR*] shall review the executed agreement and the map for compliance with this condition.

97. ROADS#7 -SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

a. With any units, a registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is _____feet of unobstructed intersectional sight distance in both directions from the proposed private easement roads’ connections along ***Proctor Valley Road*** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of_____as described in Table 5 based on a speed of_____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”

b. With units R14E, R15 and R16 of Planning Area 16, a registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions from the any connections along Public Rural Residential Roads, Streets ***'II', 'LL', 'MM', 'NN', 'OO', 'PP' and 'QQ'***, in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of_____as described in Table 5 based on a speed of_____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

c. With unit R14W of Planning Area 16, a registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions from the any connections along Public Rural Residential Roads, Streets ***'II', 'LL' and 'MM' (only within the limits of R14W Unit)***, in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of_____as described in Table 5 based on a speed of_____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

d. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant or its designee shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit them to the [*PDS, LDR*] for review. **TIMING:** Prior to the approval of the Final Map, the sight distance shall be verified. **MONITORING:** The [*PDS, LDR*] shall verify the sight distance certifications.

THE FOLLOWING SHALL BE COMPLETED PRIOR TO APPROVAL OF ANY GRADING AND/OR IMPROVEMENT PLANS AND ISSUANCE OF ANY GRADING AND/OR IMPROVEMENT PLANS AND GRADING AND/OR IMPROVEMENT PLAN NOTES SHALL BE PLACED ON THE GRADING PLAN AND/OR IMPROVEMENT PLANS MADE CONDITIONS OF THE ISSUANCE OF SAID PERMITS.

Grading Permit: *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

98. GP#1 - BLASTING NOISE PLAN – GRADING PERMIT (M-N-8 & 9, M-AQ-2 & 3 AND M-BI-18)

INTENT: In order to comply with County Code Noise Ordinance for temporary blasting related operations, a Blasting Plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of PDS, a Blasting Plan consistent with Noise **Mitigation Measure M-N-8**. The plan shall demonstrate measures to achieve Noise Ordinance Compliance and include the following parameters (but not limited to the recommendations in this said plan):

a. All blasting shall be performed by a blast contractor and blasting Personnel licensed to operate in the County.

b. Each blast shall be monitored and recorded with an air blast overpressure monitor and groundborne vibration accelerometer approved by the County that is located outside the closest residence to the blast.

c. A blasting plan, including estimates of the air blast over-pressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan.

d. Blasting shall not exceed 0.1 in/sec PPV at the nearest occupied residence in accordance with County of San Diego Noise Guidelines Section 4.3.

e. Blasting shall not be conducted within 1,000 feet of on- or off-site sensitive receptors unless the Blasting Study concludes that a distance less than 1,000 feet would not exceed County construction and impulsive noise standards.

DOCUMENTATION: The applicant or its designee or its designee shall prepare the Blasting Plan and submit it to the *[PDS, ZONING]* and pay all applicable review fees. **TIMING:** Prior to approval of any plan or issuance of any permit, and/or prior to use of the premises in reliance of this permit the Plan shall be approved for any development phase. **MONITORING:** The *[PDS, PPD]* shall review the Blasting and Monitoring Plan for compliance with the content guidelines, the Blasting and Monitoring Plan, County Noise Ordinance, and this condition.

99. AQ/GHG#10 - CONSTRUCTION EXHAUST EMISSIONS – GRADING PERMIT (M-AQ-1, M-AQ-4 THRU 8)

INTENT: In order to mitigate for construction equipment exhaust emissions. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the mitigation measures within the attached MMRP. **DOCUMENTATION:** The applicant or its designee or its designee shall comply with the Air Quality requirements of this

condition. The applicant or its designee or designee shall show compliance with this condition by providing the documentation (construction bid/estimate) from the construction contractor(s) serving the project to demonstrate that the described equipment and practices will be utilized during the construction period. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for any development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure that the construction contractor complies with this condition. The [*DPW, PDCI*] shall contact the *[PDS, PCC*] if the applicant or its designee fails or its designee fails to comply with this condition.

100. AQ/GHG#11 - FUGITIVE DUST PLAN – GRADING PERMIT (M-AQ-3 & PDF-AQ-1)

INTENT: In order to mitigate for fugitive dust impacts. **DESCRIPTION OF REQUIREMENT:** The project applicant or its designee or designee shall prepare and implement a Fugitive Dust Plan demonstrating compliance with San Diego Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), to the satisfaction of the County. Measures shall include but not limited to:

a. Water, or utilize another SDAPCD-approved dust control non-toxic shall be used on the grading areas at least three times daily.
b. All main roadways shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads.
c. Building pads shall be finalized as soon as possible following site preparation and grading activities to reduce fugitive dust from earth moving operations.
d. Grading areas shall be stabilized as quickly as possible to minimize fugitive dust.
e. Chemical stabilizer shall be applied, a gravel pad shall be installed, or the last 100 feet of internal travel path shall be paved within the construction site prior to public road entry, and for all haul roads.
f. Wheel washers shall be installed adjacent to the apron for tire inspection and washing prior to vehicle entry on public roads.
g. Any visible track-out into traveled public streets shall be removed with the use of sweepers, water trucks or similar method within 30 minutes of occurrence.
h. Sufficient perimeter erosion control shall be provided to prevent washout of silty material onto public roads.
i. Unpaved construction site egress points shall be graveled to prevent track-out.
j. Construction access points shall be wet-washed at the end of the workday if any vehicle travel on unpaved surfaces has occurred.
k. Transported material in haul trucks shall be watered or treated with SDAPCD-approved non-toxic dust control agent.
l. Haul trucks shall be covered or shall maintain at least two feet of freeboard to reduce blow-off during hauling.
m. All soil disturbance and travel on unpaved surfaces shall be suspended if winds exceed 25 miles per hour (mph).
n. On-site stockpiles of excavated material shall be covered.

o. A 15-mph speed limit on unpaved surfaces shall be enforced.
p. Haul truck staging areas shall be provided for loading and unloading of soil and materials and shall be located away from sensitive receptors at the farthest feasible distance.
q. Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.

DOCUMENTATION: The applicant or its designee or its designee shall comply with the Air Quality PDF enumerated above and required by this condition. **TIMING:** The Fugitive Dust Plan shall be prepared prior to approval of any grading permits and shall be implemented throughout the duration of construction for each development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition.

101. AQ/GHG#12 - CONSTRUCTION RELATIONS OFFICER – GRADING PERMIT

INTENT: In order to provide public notification and contact for project related construction activities. **DESCRIPTION OF REQUIREMENT:** Prior to construction activities, the project applicant or its designee or its designee shall employ a construction relations officer who will address community concerns regarding on-site construction activity. The applicant or its designee or its designee shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer who will document complaints and concerns regarding on-site construction activity. The sign shall be placed in easily accessible locations along Proctor Valley Road and noted on grading and improvement plans. **DOCUMENTATION:** The applicant or its designee or its designee shall comply with the requirements of this condition. **TIMING:** Prior to issuance of the any grading or improvement permits and throughout the duration of the grading and construction for each development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure the contractor complies with the requirements of this condition and shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition.

102. AQ/GHG#13 - CONSTRUCTION CARBON OFFSETS – GRADING PERMIT (M-GH-1 & 2)

INTENT: In order to offset 100% of the project's construction GHG emissions each grading permit, in order to achieve carbon neutrality (i.e. a net zero emission level) **DESCRIPTION OF REQUIREMENT:** For construction greenhouse gas (GHG) emissions, prior to the County of San Diego's issuance of each grading permit, the applicant or its designee or its designee shall purchase and retire carbon offsets in a quantity sufficient to offset 100% of the Proposed Project's construction emissions (including sequestration loss from vegetation removal associated with each grading permit) consistent with the performance standards and requirements

set forth in mitigation measure attached within the MMRP. **DOCUMENTATION:** The applicant or its designee or its designee shall comply with the GHG requirement of this conditions. **TIMING:** Prior to approval of any grading plan and the issuance of any construction permit for each development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure that the project applicant or its designee or its designee complies with this conditions. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the project applicant or its designee or its designee fails to comply with this condition.

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS: *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

(CULTURAL RESOURCES)

103. CULT#GR-1 - TEMPORARY FENCING – PRECONSTRUCTION (M-CR-1 & M-BI-2)

INTENT: In order to prevent the inadvertent disturbance of archaeological sites within avoidance areas (open space) during construction, a temporary fencing plan shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5 and 15064.7. **DESCRIPTION OF REQUIREMENT:** Prepare and implement a temporary fencing plan. Temporary fencing shall be installed where resources are located within 50 feet of the area of direct impact (ADI). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Kumeyaay Native American monitor. The fence shall be installed under the supervision of the County approved archaeologist and Kumeyaay Native American monitor prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements:

a. Provide evidence to the Director of Planning & Development Services that the following notes have been placed on the Grading and/or Improvement Plan:

1. Prior to the commencement of any grading and/or clearing in association with the grading and/or improvement plan, temporary orange construction fencing shall be placed to protect archaeological sites from inadvertent disturbance within the avoidance areas (open space) and the unimpacted portions of sites outside of the ADI during earth-disturbing activities. Temporary fencing shall be installed prior to the preconstruction meeting and any clearing, grubbing, trenching, grading or land disturbances; and shall remain for the duration of earth disturbing activities, and shall include the following:

- Temporary fencing is required in all location of the Project where grading or clearing is within 50 feet of any archaeological site within

avoidance areas (open space) or the unaffected portion of sites outside of the ADI.

- The project archaeologist shall identify the fence boundaries.
- Fencing placement shall be approved by the County of San Diego.
- Once approved, install fencing under the supervision of the project archaeologist and Kumeyaay Native American monitor.
- Submit to Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 50 feet of any archaeological site within avoidance areas (open space) or the unaffected portion of sites outside of the ADI.
- Fencing shall remain in place until the conclusion of construction activities, after which the fencing shall be removed.

DOCUMENTATION: Submit to the Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within of any archaeological site within avoidance areas (open space) or the unaffected portion of sites outside of the ADI. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The *[PDS, PPD]* shall review the signed and stamped statement for compliance this condition.

104. CULT#GR-2 - ARCHAELOGICAL MONITORING (M-CR-2) – PRECONSTRUCTION MEETING

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. The Property Owner or their representative which may include the Project Archaeologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties. City of San Diego staff may be included in the preconstruction meeting, as appropriate. **DOCUMENTATION:** The applicant or its designee shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any

land disturbances this condition shall be completed. **MONITORING:** The *[DPW, PDCI]* shall confirm the attendance of the approved Project Archaeologist.

105. CULT#GR-3- DATA RECOVERY PLAN (M-CR-3) – CA-SDI-12373 and CA-SDI-12397

INTENT: In order to mitigate for potential impacts to significant cultural resources that cannot be feasibly avoided or preserved in place, pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA), which are not subject to Section 86.602.o of the Resource Protection Ordinance (RPO), a data recovery and index sampling plan shall be implemented. **DESCRIPTION OF REQUIREMENT:** Implement the research design detailed in the archaeological extended study (Data Recovery Plan for the Otay Ranch Village 14 and Planning Areas 16/19 Project and Land Exchange Alternative, San Diego County, California – Appendix F) prepared by Brad Comeau, Angela Pham, and Michah Hale of Dudek (February 2018). The implementation of the research design constitutes mitigation for the proposed impacts to portions of CA-SDI-12373 and CA-SDI-12397. The data recovery program shall include the following:

a. **Phase I and Phase II:** The Data Recovery Plan shall comply with the research design and performance standards that are in Appendix F (Data Recovery Plan for the Otay Ranch Village 14 and Planning Areas 16/19 Project and Land Exchange Alternative, San Diego County, California) of the cultural study.

b. **Phase I & Phase II:** For artifacts found during the Phase I and Phase II data recovery, conduct an artifact analysis, which includes the following: lithics, ceramics, faunal, floral, and assemblage analysis as referenced in the *Data Recovery Plan for the Otay Ranch Village 14 and Planning Areas 16/19 Project and Land Exchange Alternative*. Column samples shall be excavated for the collection of soil samples for pollen and phytolith analysis and flotation shall be conducted for the collection of plant seeds. Specialized studies shall be conducted after the initial sorting and cataloguing of cultural materials and may include lithic, groundstone, ceramic, shell obsidian hydration and sourcing, and radiocarbon dating. Artifacts that may be repatriated (excluding human remains and grave goods) may be scanned with a high-resolution, 3-dimensional laser scanner.

   Historical artifacts shall be identified and analyzed using historical archaeological analytical techniques such as artifact function patterning, bottled products pattern analysis and ceramic economic indexing. Additional historic research shall be conducted as necessary to aid in analyzing and explaining the significance of patterns.

c. **Artifact Conveyance:** All Native American cultural materials recovered during the survey, significance testing, and data recovery phases, shall be submitted to a San Diego curation facility or a culturally affiliated Native

American Tribal curation facility that meets federal standards per 36 CFR Part 79. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation.

Or

Repatriate all Native American cultural materials to a Native American group of appropriate tribal affinity which shall be accompanied by payment of the fees necessary, if required.

All historic archaeological materials recovered during the survey, significance testing, and data recovery phases, shall be curated at a San Diego facility that meets federal standards per 36 CFR Part 79. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.

DOCUMENTATION: Upon completion of the Phase I and Phase II data recovery referenced above, the applicant or its designee shall submit the final report to the [*PDS, PPD*] for review and approval. The final report shall include a letter from the archival facility identifying that cultural materials have been received and that all fees have been paid. A copy of the report shall be provided to the Barona, Campo, Jamul, Santa Ysabel, and Sycuan Bands of Kumeyaay Indians. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The *[PDS, PPD]* shall review the final data recovery program report for compliance with this condition.

(PALEONTOLOGICAL RESOURCES)

106. PALEO-GR#1 - PALEONTOLOGICAL MONITORING – PRECONSTRUCTION (M-PR-1)

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2016-TM-5616, a Paleontological Resources Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources. The Property Owner or their representative which may include the Project Paleontologist shall coordinate with City of San Diego staff when work is to be

conducted within City of San Diego jurisdiction properties. City of San Diego staff may attend the preconstruction meeting, as appropriate. **DOCUMENTATION**: The applicant or its designee or its designee shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements for each development phase. **TIMING**: Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING**: The [*DPW, PDCI*] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.

(GEOLOGIC RESOURCES)

107. GEO#1–SOILS REPORT – PRECONSTRUCTION (M-GE-1)

INTENT: In order to ensure that the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. **DESCRIPTION OF REQUIREMENT:** A California Certified Engineering Geologist shall complete a final soils report specific to the preliminary design of the proposed development. The final soils report shall include, but not be limited to, a surficial stability analysis. The report shall include conclusions and design recommendations including, but not limited to, buffering areas without structural development, construction of retaining walls, debris walls, catchment basins, or slope buttressing. All geotechnical recommendations provided in the final soils report and final grading plans shall be followed during grading and construction at the project site. **DOCUMENTATION:** A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

(BIOLOGICAL RESOURCES)

108. BIO#26–TEMPORARY FENCING [PDS, FEE] (Mitigation Measure M-BI-2)

INTENT: In order to prevent inadvertent disturbance to Otay RMP Preserve, Conserved Open Spaces, and other sensitive habitats and biological resources, pursuant to BMO and CEQA, temporary construction fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-2 Temporary Construction Fencing** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). Temporary construction fencing and signage shall be placed to protect all conserved land (i.e. Otay Ranch RMP Preserve, Conserved Open Space **(BIO#4–CONSERVED OPEN SPACE)),** adjacent conserved open space areas managed, and sensitive habitats such as Resource Avoidance Areas that do not allow grading, brushing,

or clearing wherever the limits of grading are within 100 feet (or more as appropriate) of areas to be conserved. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant or its designee shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on or such that it shall protect the boundary of the open space easement(s). The applicant or its designee shall submit photos of the fencing along with the certification letter to the [*PDS, PCC*] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing for the phase under construction. **MONITORING:** The [*PDS, PCC*] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant or its designee.

109. BIO#27–BIOLOGICAL MONITORING [PDS, FEE X3] (Mitigation Measure M-BI-1)

INTENT: In order to prevent inadvertent disturbance to sensitive habitats, special status plant and wildlife species, and jurisdictional waters, all grading located adjacent to biological open space areas, shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities located within or adjacent to Otay Ranch RMP Preserve, Conserved Open Space **(BIO#4–CONSERVED OPEN SPACE),** other conserved open space areas for the protection of sensitive habitats, special status plant and wildlife species (eg. California gnatcatcher, San Diego fairy shrimp, San Diego goldenstar, etc.), and jurisdictional waters. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan and Tentative Map:

a. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the *[PDS, PCC]*.
b. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the *[PDS, PCC]*.

DOCUMENTATION: The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has been trained on the site sensitive biological resources that are to be avoided. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed for the phase under construction. **MONITORING**: The [*DPW, PDCI*] shall invite the [*PDS, PCC*] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [*PDS, PCC*] shall attend

the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.

110. BIO#28–BREEDING SEASON AVOIDANCE [PDS, FEE X2] (Mitigation Measure M-BIO-6)

INTENT: In order to avoid impacts to nesting California gnatcatchers, raptors, and other breeding birds, which are sensitive biological resources pursuant to CEQA, Migratory Bird Treaty Act, and California Fish and Game Code, a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: The Applicant or its designee shall satisfy Mitigation Measure **M-BI-6 Nesting Bird Survey** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). No brushing, clearing and/or grading will be allowed within 300 feet of coastal sage scrub habitat during the breeding season of the coastal California gnatcatcher, nesting or breeding migratory and sensitive avian species (January 15 and August 15), or within 500 feet of raptor nesting and breeding habitat. Breeding activity includes nest building and other breeding behaviors. A preconstruction nesting bird survey/sweep will be conducted immediately preceding initial work and per County standards while construction is occurring during the nesting season. If work is not initiated within 10 days of the preconstruction survey or if more than 10 days passes without construction activity, a new pre-construction survey will be conducted and new report will be submitted. All grading permits, improvement plans, and the final map shall state the same. **DOCUMENTATION:** The applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA or within 300 feet of suitable avian nesting habitat (500 feet for raptors) until concurrence is received from the County and the Wildlife Agencies (i.e. USFWS and CDFW). **TIMING:** Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through August 15), concurrence from the County and the Wildlife Agencies must be obtained. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction for the phase under construction. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.**"**

111. BIO#29–BREEDING SEASON AVOIDANCE (NOISE) [PDS, FEE X2] (Mitigation Measure M-BIO-18)

INTENT: In order to avoid impacts to California gnatcatchers, raptors, and other breeding birds, which are sensitive biological resources pursuant to CEQA, Migratory Bird Treaty Act, and California Fish and Game Code, a Resource Avoidance Area (RAA) (i.e. buffer), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT**: The Applicant or its designee shall satisfy Mitigation Measure **M-BI-18 Noise** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). **DOCUMENTATION:** The applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. If temporary or permanent sound walls or barriers are required, the applicant or its designee shall provide evidence that the sound barrier has been installed and have a California licensed surveyor certify that the sound barrier is located on the boundary of the open space easement(s). The applicant or its designee shall submit photos of the sound barrier along with the certification letter to the [*PDS, PCC*] for approval. **TIMING:** The Nest Monitoring Logs shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction. Prior to approval of the first Final Map and preconstruction conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. If sound walls or barriers are required, the barrier shall be installed prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and shall remain for the duration of the potential noise impact. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter. If a sound wall or barrier is required, the [*PDS, PCC*] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant or its designee.

112. BIO#30–BURROWING OWL MONITORING [PDS, FEE X3] (Mitigation Measure M-BI-13)

INTENT: In order to prevent inadvertent disturbance to burrowing owl, a preconstruction burrowing owl survey shall be conducted within the project area. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy

Mitigation Measure **M-BI-13 Burrowing Owl Preconstruction Survey** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). No disturbance may occur until concurrence regarding the survey result is received from the respective resource agencies (i.e. County, USFWS, and CDFW). If any active burrows are found, clearing shall not proceed until after consultation with County and Wildlife Agency staff and implementation of any protective measures required. The burrowing owl preconstruction surveys shall conform to the most current version of the County of San Diego Report Format and Content Requirements: Biological Resources, including Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County (Attachment A). **DOCUMENTATION**: The Biological Monitor shall prepare written documentation that certifies that the burrowing owl survey has been completed and that burrowing owls have been avoided. **TIMING**: Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed and approved for the phase under construction. **MONITORING**: The [*DPW, PDCI*] shall not allow any grading, unless a concurrence from the wildlife agencies is received. The [PDS, PCC] shall review the concurrence letter.

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

113. AQ/GHG#14 - BLASTING AND ROCK CRUSHING – DURING CONSTRUCTION (M-AQ-1 THRU 3, M-BI-18, M-AQ-3 AND M-N-8 THRU 10)

INTENT: In order to mitigate for blasting and rock crushing emissions and fugitive dust. **DESCRIPTION OF REQUIREMENTS:** The project shall comply with the mitigation measures within the attached MMRP. **DOCUMENTATION:** The applicant or its designee or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition. **TIMING:** The following actions shall occur throughout the duration of construction for any development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with this condition. The [*DPW, PDCI*] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition.

114. AQ/GHG#15 - CONSTRUCTION ARCHITECTURAL COATINGS – DURING CONSTRUCTION (M-AQ-10 & M-BI-17)

INTENT: In order to reduce emissions of volatile organic compounds (VOC), associated with the application of architectural coatings during the construction period. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the Air Quality Project Design Feature (PDF-AQ-2). **DOCUMENTATION:** The applicant or its designee or its designee shall comply with the Air Quality requirements of this Project Design Feature. **TIMING:** The following action shall occur throughout the duration of the construction activities involving the application

of architectural coatings for any development phase. **MONITORING:** The *[DPW, PDCI*] shall make sure that the construction contractor complies with this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition.

(BIOLOGICAL RESOURCES)

115. BIO#31–BIOLOGICAL MONITORING [PDS, FEE X3] (Mitigation Measure M-BI-1)

INTENT: In order to prevent inadvertent disturbance to sensitive habitats, special status plant and wildlife species, and jurisdictional aquatic resources, all grading, clearing, or disturbance located within 100 feet of the biological open space shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-1 Biological Monitoring** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). In addition, the cost estimate of the monitoring (provided in the contract) shall be added to the grading bonds that will be posted with the DPW, or bond separately with the PDS. The bond for monitoring shall be released upon the acceptance of the monitoring report for each Final Map. If there are disturbances, the monitor must report them immediately to the [*PDS PCC*]. Additionally, the biologist, or appropriate monitor, shall perform the following duties:

1. Conduct nesting bird monitoring (per County requirements) for listed species as appropriate, such as California gnatcatcher to the satisfaction of [*PDS PCC*] and the Wildlife Agencies;
2. Review and ensure compliance with the MMRP
3. Periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
4. Coordinate with the air quality monitor to periodically monitor the construction site in accordance with the project's fugitive dust control plan in compliance with San Diego County Air Pollution Control District's regulations to reduce particulate matter less than 10 microns in diameter (PM10) and fine particulate matter less than 2.5 microns in diameter (PM2.5) emissions during construction (refer to the Air Quality Technical Report).
5. Monitor construction lighting periodically to ensure lighting is the lowest illumination allowed for safety, selectively placed, shielded, and directed away from preserved habitat;
6. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;
7. Review and/or designate the construction area in the field with the contractor in accordance with the final grading plan prior to clearing, grubbing, or grading;

8. Conduct a field review of the staking to be set by the surveyor, designating the limits of all construction activity prior to clearing, grubbing, or grading;
9. Periodically monitor incoming landscape products for compliance with the prohibition on non-native invasive species and the requirement for landscaping composed of native species that do not require high irrigation rates;
10. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and [*PDS PCC*] within 24 hours;
11. Produce periodic (monthly during grading) reports to be submitted as a final/annual report(s) and submit the final/annual report to the Wildlife Agencies and the PDS (final report will release bond);
12. Confer with the Wildlife Agencies and [*PDS PCC*] within 24 hours any time protected habitat, gnatcatchers, or nesting birds are being affected by unauthorized impacts;
13. Attend construction meetings and other meetings as necessary;
14. Keep daily monitoring notes for the duration of grading for submittal in a final report to substantiate the biological supervision of the grading activities and the protection of the biological resources. Daily monitoring notes should be provided to PDS on at least a quarterly basis.

DOCUMENTATION: The Project Biologist shall prepare and submit to the satisfaction the [*PDS, PCC*] monitoring reports, cost estimate, and MOU which indicate that the monitoring has occurred as indicated above. The applicant or its designee shall provide verification that the cost of the monitoring has been added to the grading bond. **TIMING**: The following actions shall occur throughout the duration of the grading construction; if this project includes more than one Final Map, each shall have separate monitoring contracts and documentation. Upon completion of all grading activities, and prior to Rough Grading Final Inspection, (Grading Ordinance SEC 87.421.a.2), the final report shall be completed. **MONITORING:** The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The [*DPW, PDCI*] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the Project Biologist or applicant or its designee fails to comply with this condition. The [*PDS, PCC*] shall review and approve the monitoring reports for compliance with this measure.

116. BIO#32–EROSION AND RUNOFF CONTROL [PDS, FEE X2]
(Mitigation Measure M-BI-15)

INTENT: In order to minimize the impacts to sensitive biological resources pursuant to the Otay Ranch RMP, Biological Mitigation Ordinance, and CEQA, best management practices for erosion and runoff control shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy

Mitigation Measure **M-BI-15 Erosion and Runoff Control** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). The Project biologist shall notify the SWPPP monitor about erosion, buildup of sediment, destabilized topsoil piles, damaged fences, and runoff of soil from the site. **DOCUMENTATION:** The SWPPP Monitor with input, as appropriate, from the Project Biologist shall prepare and submit to the satisfaction the [*PDS, PCC*] monitoring reports, cost estimate, and MOU which indicate that the erosion and runoff control monitoring has occurred as indicated above. The applicant or its designee shall provide verification that the cost of the monitoring has been added to the grading bond. **TIMING**: The following actions shall occur throughout the duration of the grading construction. Each grading phase shall have separate monitoring contracts and documentation. **MONITORING:** The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The Project Biologist shall assure that a licensed SWPPP Monitor is on-site performing the Monitoring duties of this condition during all applicable grading activities and notify [*DPW, PDCI*] of absence or breaches in the requirements as needed. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the Project Biologist or applicant or its designee fails to comply with this condition. The [*PDS, PCC*] shall review and approve the monitoring reports for compliance with this condition.

117. BIO#33–MINIMIZATION OF INVASIVE PLANT SPECIES (Mitigation Measure M-BI-16)

INTENT: In order to minimize the spread of invasive species and impacts to sensitive biological resources and preserved habitats, invasive species shall be excluded from areas immediately adjacent to the Preserve. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-16 Prevention of Invasive Plant Species** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). All landscape plans shall comply with the requirements of this condition, the approved Proctor Valley Village 14 and Planning Areas 16/19 Preserve Edge Plan, and the current version of the California Invasive Plant Council's California Invasive Plant Inventory. **DOCUMENTATION**: The applicant or its designee or its designee shall comply with the requirements of the approved Preserve Edge Plan and this condition for the life of the permit. **TIMING:** Prior to the approval of any grading permit, and prior to any grading clearing, or other disturbance, associated Landscape Plans shall be approved for each grading phase. **MONITORING:** The [PDS, LA] and the Preserve Owner Manager (POM) of the RMP Preserve shall review the invasive species management for compliance with California Invasive Plant Council, all state and federal laws and regulations under the prescription of a pest control advisor, and this condition.

(CULTURAL RESOURCES)

118. CULT#GR-4 - ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION (M-CR-2, M-CR-3 & M-TRC-1)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.

b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:

1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
3. The Project Archaeologist shall notify the Barona Band of Mission Indians, the Campo Band of Mission Indians, the Jamul Indian Village, the Iipay Nation of Santa Ysabel, and the Sycuan Band of the Kumeyaay Nation of the inadvertent discovery.
4. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
5. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
6. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American

monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.

7. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

c. **Human Remains.** If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.
3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the

archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

f. **Disagreements.** The County Archaeologist shall make a determination for any disagreements between the Project Archaeologist and the Kumeyaay Native American monitor related to archaeological monitoring.

g. **City of San Diego Coordination.** The Property Owner or their representative which may include the Project Archaeologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties.

DOCUMENTATION: The applicant or its designee shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The *[DPW, PDCI]* shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The *[DPW, PDCI]* shall contact the *[PDS, PPD]* if the Project Archeologist or applicant or its designee fails to comply with this condition.

(PALEONTOLOGICAL RESOURCES)

119. PALEO-GR#2 PALEONTOLOGICAL MONITORING – DURING CONSTRUCTION (M-PR-1)

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2016-TM-5616, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site. The Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the following requirements during grading:

a. If paleontological resources are encountered during grading/excavation, the following shall be completed:

1. The Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented.

2. The Monitor shall immediately contact the Project Paleontologist.

3. The Project Paleontologist shall contact the Planning & Development Services immediately.

4. The Project Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading and/or excavation may resume.

b. If the paleontological resource is significant or potentially significant, the Project Paleontologist or Paleontological Resources Monitor, under the supervision of the Project Paleontologist, shall complete the following tasks in the field:

1. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits;

2. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting; and

3. Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).

c. City of San Diego Coordination: The Property Owner or their representative which may include the Project Paleontologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties.

DOCUMENTATION: The applicant or its designee or its designee shall implement the grading monitoring program pursuant to this condition. **TIMING**: The following actions shall occur throughout the duration of the grading construction for each development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure that the Project Paleontologist is on-site performing the monitoring duties of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PPD*] if the Project Paleontologist or applicant or its designee fails to comply with this condition.

(NOISE)

120. GP#2 - TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI] – DURING CONSTRUCTION (M-BI-18)

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the

mitigation measures within the attached MMRP. **DOCUMENTATION:** The applicant or its designee or its designee shall comply with the temporary construction noise mitigation measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction for each development phase **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

121. GP#3 - TEMPORARY ROCK CRUSHING AND DRILLING: [PDS, PCC] [DPW, PDCI] [PDS, FEE X1] – DURING CONSTRUCTION (M-BI-18, M-N-4 THRU10, M-AE-1 & M-CR-1)

INTENT: In order to comply with the County of San Diego Noise Ordinance 36.409 and 36.410, the following noise attenuation measures shall be implemented to reduce the noise generated from project rock crushing, rock drilling, and material processing operations. **Description of Requirement:** The location of any temporary rock crushing and rock drilling activities shall be adequately setback. This mitigation is designed and placed to reduce rock crushing and drilling operations that potentially would affect the adjacent residential uses. The temporary rock crushing and drilling shall comply with the following requirements:

a. Prior to and during all project-related rock crushing activities, the project applicant or its designees and primary contractors of all project phases involving rock crushing shall ensure that these activities are located a minimum distance of 250 feet from the nearest property line where an occupied structure is located.

b. All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.

c. If new information is provided to prove and certify that the equipment being used is different then what was proposed in the noise report, then a new construction noise analysis maybe reviewed to the satisfaction of the *[PDS, PCC].* The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of setbacks, barriers, etc. maybe approved if the construction activities will not create noise greater than 75 dB at the property line as indicated above.

Documentation: The applicant or its designee or its designee shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed **TIMING:** The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure that

the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

122. GP#4 - VIBRATION IMPACTS: [PDS, PCC] [DPW, PDCI] [PDS, FEE X1] – DURING CONSTRUCTION (M-N-4 THRU10 & M-AQ-1 THRU 4)

Intent: In order to comply with the County of San Diego Noise Ordinance 36.409 and vibratory requirements within the County Noise Guidelines, the following noise attenuation measures shall be implemented to reduce the temporary construction operations. **Description of Requirement:** Prior to and during all phases of construction activities, the project applicant or its designee or its designee shall:

a. Not allow heavy equipment to be operated within 300 feet of any inhabited residence.

b. Rock blasting shall not be performed within 1,000 feet of a residential structure.

c. Prior to beginning construction of any project component that involve the usage of heavy construction equipment within 300 feet of an existing or future occupied residence, the applicant or its designee, or its designee, shall require preparation of a vibration monitoring plan for submittal to the County for review. The vibration monitoring plan shall require data be sent to the County Noise Specialist or designee on a weekly basis or more frequently as determined by the Specialist. The vibration monitoring plan shall include: the vibration level measurements taken during the previous work period, location of the vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures.

d. The applicant or its designee shall submit a vibration analysis the proposed blasting and material handling associated with the project. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process performed by the County Sheriff's Department.

e. If new information is provided to prove and certify that the assessment being used is different than what was proposed in the noise report, then a new noise analysis maybe reviewed to the satisfaction of the *[PDS, PCC].* The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements and County noise standards. Any proposed alternative methods, or the reduction or elimination of any noise measure would be determined by the Director of Planning and Development Services.

DOCUMENTATION: The applicant or its designee or its designee shall comply with the temporary vibration measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction for each development phase. **MONITORING:** The [*DPW, PDCI*] shall make sure that the grading contractor complies with the vibration control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.

ROUGH GRADING: *(Prior to rough grading approval and issuance of any building permit).*

(BIOLOGICAL RESOURCES)

123. BIO#34–BIOLOGICAL MONITORING [PDS, FEE]
(Mitigation Measures M-BI-1 and M-BI-3)
INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2016-ER-16-19-006 and TM-5616, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the grading activities and substantiating that grading did not impact additional areas of biological open space or other sensitive biological resources. The report shall conform to the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources. It shall also include but not be limited to the following items:

a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.
b. Monitoring logs showing the date and time that the monitor was on site.
c. Photos of the site after the grading and clearing activities.
d. Lists of species observed with special-status species mapped.

DOCUMENTATION: The applicant or its designee shall submit the final biological monitoring report to the [*PDS, PCC*] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the final report shall be completed for each grading phase. **MONITORING:** The [*PDS, PCC*] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed and accepted by PDS. Upon approval of the report, the PDS shall inform the Department of Public Works (DPW) that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then PDS shall inform DPW to release the bond back to the applicant or its designee.

(CULTURAL RESOURCES)

124. CULT#GR-5 - ARCHAEOLOGICAL MONITORING – ROUGH GRADING (M-CR-2)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.

b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant or its designee or its designee shall submit the Archaeological Monitoring Report to *[PDS, PPD]* for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center, the Barona Band of Mission Indians, the Campo Band of Mission Indians, the Jamul Indian Village, the Iipay Nation of Santa Ysabel, and the Sycuan Band of the Kumeyaay Nation and any other culturally-affiliated Tribe who requests a copy. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed for each development phase. **MONITORING:** *[PDS, PPD]* shall review the report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI]* that the requirement is completed.

(PALEONTOLOGICAL RESOURCES)

125. PALEO-GR#3 - PALEONTOLOGICAL MONITORING – ROUGH GRADING (M-PR-1)

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2016-TM-5616, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:

a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to the [*PDS, PPD*] stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.

b. If Paleontological Resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant or its designee or its designee shall submit the letter report to the [*PDS, PPD*] for review and approval. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed for each development phase. **MONITORING:** The [*PDS, PPD*] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform *[DPW, PDCI*] that the requirement is completed.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

(BIOLOGICAL RESOURCES)

126. BIO#35–OPEN SPACE SIGNAGE & FENCING [PDS, FEE]
(Mitigation Measure M-BIO-5)

INTENT: In order to protect the Otay Ranch RMP Preserve and Conserved Open Space (**BIO#3–CONSERVED OPEN SPACE**), pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) for PDS2016-ER-16-19-006 and TM-5616, the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** With monitoring from a County-approved biologist, the permanent fences and open space signs shall be placed along all open space boundaries where Otay Ranch RMP Preserve and Conserved Open Space, are adjacent to development, such as residential lots, community spaces, along

internal streets, as indicated in the Proctor Valley Village 14 and Preserve Edge Plan of the Final EIR, and as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2016-ER-16-19-006.

a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.
b. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following or as approved by the Preserve Owner/Manager (POM)/DPR:

Sensitive Environmental Resources
Area Restricted by Easement
Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services
Reference: (PDS2016-ER-16-19-006)

DOCUMENTATION: The applicant or its designee shall install the fencing and signage and provide the documentation site photos and certification statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed to the [*PDS, PCC*]. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of PDS2016-SP-16-002; PDS2016-GPA-16-008; PDS2016-REZ-16-006; PDS2016-TM-5616; PDS2016-ER-16-19-006, and prior to Final Grading Release of each Grading Permit (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed and approved by the Director of PDS. The final grading release requirement may be waived, wholly or in part, at the discretion of the Director of PDS if the applicant or its designee demonstrates that cash or security has been provided for the entire associated installation of fencing and signage. **MONITORING:** The [*PDS, PCC*] shall review the photos and statement for compliance with this condition.

127. BIO#36–EASEMENT AND PRESERVE AVOIDANCE [PDS, FEE]
INTENT: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112, the Otay Ranch RMP Preserve **(BIO#20–HABITAT CONVEYANCE AND PRESERVATION)** and biological open space easements **(BIO#4–CONSERVED OPEN SPACE)** and shall be avoided. **DESCRIPTION OF REQUIREMENT:** The RMP Preserve and biological open space easements indicated on this plan are for the protection of sensitive environmental resources (eg. Diegan coastal sage scrub and other sensitive habitats, special status plant and wildlife species, and jurisdictional waters) and prohibits all of the following on any portion of the land subject to said easement or RMP Preserve: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section

87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the Wildlife Agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS.
3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.
4. Construction, use, and maintenance of multi-use, non-motorized trails as approved by the Director of PDS.

DOCUMENTATION: The applicant or its designee shall provide a letter statement to the [*PDS, PCC*] stating that all Otay Ranch RMP Preserve **(BIO#20–HABITAT CONVEYANCE AND PRESERVATION)** and biological open space easements **(BIO#4–CONSERVED OPEN SPACE)** were avoided during the grading construction or encroachment into the open space occurred, other than the impacts resulting from County approved infrastructure facilities in the Preserve, such as approved roads and other improvements including the associated grading as shown on the Tentative Map. **TIMING:** Prior to Final Grading Release for each grading phase, the letter verifying the RMP Preserve and Conserved Open Space easements were not disturbed shall be submitted. **MONITORING:** The [*DPW, PDCI*] shall not allow any grading, clearing or encroachment into RMP Preserve or open space easement areas.

(GEOLOGICAL RESOURCES)

128. GEO#2–GEOTECHNICAL MONITORING – FINAL GRADING (M-GE-1)
INTENT: In order to identify areas of potential liquefaction and develop conclusions and recommendations, a geotechnical consultant is required during grading. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of potential liquefaction and develop conclusions and recommendations. All alluvial soils in areas of proposed development or future fill shall be removed and recompacted during grading. **DOCUMENTATION:** The applicant or its designee or its designee shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.

MONITORING: [PDS] shall review the geotechnical findings for compliance with this condition.

129. GEO#3–STABILIZATION MEASURES – FINAL GRADING (M-GE-1)
INTENT: In order to ensure stabilization of cut slopes. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform mapping of temporary slope excavations, including front, side and backcuts, and all cut slopes during grading. If adverse geologic conditions (e.g., highly fractured and jointed rock, clay-lined fractures, and seepage zones) are encountered during installation of cut slopes, stabilization measures shall be required and implemented during grading. Specific stabilization measures shall include, but not be limited to, removal of loose boulders or displaced rocks, stability fill, buttresses, rock-bolting, and/or catchment netting. **DOCUMENTATION:** A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

130. GEO#4–GEOTECHNICAL MONITORING – FINAL GRADING (M-GE-1)
INTENT: In order to identify areas of highly expansive soils and determine the actual expansion/compression potential of finish-grade soils during grading. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of highly expansive soils and determine the actual expansion/compression potential of finish-grade soils. All compressible soils in areas of proposed development or future fill shall be removed and soils shall be recompacted during grading. **DOCUMENTATION:** The applicant or its designee or its designee shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

(CULTURAL RESOURCES)

131. CULT#GR-6 - ARCHAEOLOGICAL MONITORING – FINAL GRADING (M-CR-2)
INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered

during earth-disturbing activities. The report shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that all cultural materials have been curated and/or repatriated as follows:

1. Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

Or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

2. Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been

completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant or its designee's or its designee archaeologist shall prepare the final report and submit it to *[PDS, PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC)), the Barona Band of Mission Indians, the Campo Band of Mission Indians, the Jamul Indian Village, the Iipay Nation of Santa Ysabel, and the Sycuan Band of the Kumeyaay Nation and any other culturally-affiliated Tribe who requests a copy. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared for each development phase. **MONITORING:** *[PDS, PPD]* shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, *[PDS, PPD]* shall inform *[PDS, LDR]* and *[DPW, PDCI]*, that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then *[PDS, PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant or its designee.

(PALEONTOLOGICAL RESOURCES)

132. PALEO-GR#4 PALEONTOLOGICAL MONITORING – FINAL GRADING (M-PR-1)

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2016-TM-5616, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program if resources were encountered during grading. The report shall include the following:

a. If paleontological resources were discovered, the following tasks shall be completed by or under the supervision of the Project Paleontologist:

1. Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens;

2. Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database;

3. Submit a detailed report prepared by the Project Paleontologist in the format provided in Appendix D of the County of San Diego's Guidelines for

Determining Significance for Paleontological Resources. The report shall identify which accredited institution has agreed to accept the curated fossils. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on an USB drive. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.

4. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.

b. If no resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Paleontologist.

DOCUMENTATION: The applicant or its designee or its designee shall submit the letter report to the [*PDS, PPD*] for review and approval. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties. **TIMING:** Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for PDS2016-TM-5616, the final report shall be completed for each development phase. **MONITORING:** The [*PDS, PPD*] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

133. LNDSCP#2–CERTIFICATION OF INSTALLATION (M-AE-2)

INTENT: In order to provide adequate Landscaping that addresses screening and water conservation, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, the COSD Grading ordinance, the Design Guidelines within the Otay Ranch Specific Plan, and the requirements of the "D" Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the *[PDS, LA, PCC] [DPR, TC, PP]*. **DOCUMENTATION:** The applicant or its designee shall submit to the *[PDS LA, PCC],* a Landscape

Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant or its designee shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed for each development phase. **MONITORING:** The *[PDS, LA*] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PCC] [DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.

134. CAP SATISFACTION #1: PDS

INTENT: In order to provide adequate Landscaping that complies with the County of San Diego's Water Efficient Landscape Design Manual, the County's Water Conservation in Landscaping Ordinance, and the County's Climate Action Plan, a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

a. The applicant or its designee or its designee shall prepare, in addition to any other required Landscape Documentation Packages, a Water Use and Tree Exhibit in accordance with the County's Water Efficient Landscape Design Manual to demonstrate compliance with Climate Action Plan requirements related to Outdoor Water Use (Measure W-1.2) and Residential Tree Planting (Measure A-2.1). In order to be compliant with Section 86.703 (a) of the County's Water Conservation in Landscaping Ordinance, the Water Use and Tree Exhibit shall establish water use budgets (Maximum Applied Water Allowance) for each individual detached single family lot and the parameters necessary for planting two trees per dwelling unit.

b. Tree species shall be selected from the Project's approved Fire Protection Plan plant palette. All trees shall be irrigated independently of all other landscape plantings and be controlled by a separate valve.

LIFE OF PERMIT: *(During construction activities and for the life of the permit).*

135. BIO#37–PREVENTION OF CHEMICAL POLLUTANTS (Mitigation Measure M-BI-17)

INTENT: In order to manage the spread of invasive species and minimize impacts associated with invasive species, best management practices for weed control shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-17 Prevention of Chemical Pollutants** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). **DOCUMENTATION:** The Applicant or its designee or its designee shall comply

with the requirements of the Preserve Edge Plan and this condition for the life of this permit. Any change to the project will require resubmittal and County approval of the revised Preserve Edge Plan. **TIMING**: Upon establishment of the use, the conditions of the Preserve Edge Plan shall be complied with for the term of this permit. **MONITORING:** The *[PDS, PCC]* shall verify that measures have been implemented pursuant to the approved Preserve Edge Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Preserve Edge Plan for compliance with this measure as part of the construction monitoring requirement.

136. BIO#38–LIGHTING PLAN
(Mitigation Measure M-BI-20)

INTENT: In order to minimize the indirect impacts of lighting fixtures on sensitive wildlife species pursuant to BMO, Otay Ranch RMP, Village 14/Planning Areas 16/19 Preserve Edge Plan, and CEQA, a lighting plan shall be submitted to PDS. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-20 Lighting** as described in Table 10-1: Otay Ranch Village 14 and Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). The Lighting Plan shall conform to the Preserve Edge Plan (PEP), such that Lighting Plans and a photometric analysis shall be prepared in conjunction with improvement plans for development areas adjacent to the RMP Preserve to illustrate the location of proposed light standards, type of shielding measure and landscaping. Lighting Plans and accompanying photometric analyses must also be prepared in conjunction with street and other improvements proposed within the Preserve Edge to demonstrate that light spillage into the RMP Preserve is avoided to the greatest extent possible. Lighting within 100 feet of the Preserve Edge and other Conserved Open Space shall be confined to areas necessary to ensure public safety, and shall be limited to low pressure sodium fixtures, shielded and directed away from the preserve where possible. **DOCUMENTATION:** The applicant or its designee shall prepare the Lighting Plans and submit it to the *[PDS, ZONING]* and pay all applicable review fees. The Applicant or its designee or its designee shall comply with the requirements of the Lighting Plans and this condition for the life of this permit. **TIMING:** The Lighting Plan(s) shall be approved concurrent with any improvement plans adjacent to the RMP Preserve Edge. **MONITORING:** The County inspector shall review the Lighting Plan for compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit.

137. BIO#39–FIRE PROTECTION PLAN
(Mitigation Measure M-BI-19)

INTENT: In order to minimize the potential exposure of the project site to fire hazards for the protection of sensitive biological resources pursuant to CEQA, a Fire Protection Plan shall be submitted to PDS and the site maintained in conformance with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-19 Fire Protection** as described in Table 10-1: Otay Ranch Village 14 and

Planning Areas 16/19 Final EIR Mitigation Monitoring and Reporting Program (MMRP). The requirements approved in the Fire Protection Plan shall be implemented and maintained for the life of the permit. **DOCUMENTATION:** The Applicant or its designee or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit. **MONITORING:** The *[PDS, PCC]* shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the Fire Protection Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. The San Diego Fire Authority shall be responsible for the long-term implementation and acceptance of the third-party annual fire maintenance report for the fuel modification zones and limited building zones. During construction, the Project Biologist shall review fire protection measures for compliance with this measure as part of the construction monitoring requirement.

IT IS FURTHER RESOLVED, THEREFORE, that the Board of Supervisors of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Tentative Map all of which are herein incorporated by reference:

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Specific Plan (S88) and Rural Residential (R-R) Land Use Designations of the Otay Ranch General Development Plan/Subregional Plan and the Jamul/Dulzura Subregional Plan, complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;

2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a mixed-use development, comprised of residential, commercial, and civic uses, which are governed by the Village 14 and Planning Areas 16/19 Specific Plan through the implementation of the Village Design Plan (Village 14) and Design Guidelines (PA 16&19). These design guidelines identify the intent, function and appropriate setbacks, lot area coverage and for the proposed development and is consistent with the provisions of the Specific Plan (S88) and Rural Residential (RR).

3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Otay Ranch General Development Plan/Subregional Plan and the Jamul/Dulzura Subregional Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;

4. The site is physically suitable for the mixed-use residential, commercial, and civic use type of development because the proposed development is consistent with the Otay Ranch GDP/SRP, including the Resource Management Plan and has been designed to minimize the majority of the sensitive environmental areas on the

property and impacts thereto are mitigated. Site grading will be balanced and minimized as appropriate.

5. The site is physically suitable for the proposed density of development because the Water Supple Assessment and Verification Report from Otay Water District and Sewerage Agreement between the County's Sanitation District and City of Chula Vista have indicated that water and sewer services are available;

6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;

7. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

   The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

8. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and

9. Determinations and findings pursuant to the California Environmental Quality Act, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Board of Supervisors.

WAIVER(S) AND EXCEPTION(S): This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the following:

County Subdivision Ordinance Requirements:

Per Section 81.401(o) of the County Subdivision Ordinance, if the Board approves a Specific Plan or the Board or the Planning Commission approves a planned development pursuant to Zoning Ordinance sections 6600 et seq., that provides subdivision design requirements contrary to the requirements in subsections (b), (d), (e), (h) or (i) of section 81.401, the provisions of the approved specific plan or major use permit shall govern. The Village 14 and Planning Areas 16/19 project is governed by a Specific Plan dated February 2018; therefore, the requirements in the subsections listed above do not apply to this project.

County Public and Private Road Standards:

Per Section 81.402(d) of the County Subdivision Ordinance, where the property to be subdivided is located in an area subject to a Specific Plan, streets providing on-site and off-site access shall be designed to those standards necessary to implement the development density design and objectives of the applicable adopted Specific Plan. The Village 14 and Planning Areas 16/19 project is governed by a Specific Plan dated September 2018; therefore, the requirements in the Section 81.402(d) do not apply to this project.

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a) (1) states, in part:

> *The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081.6(b) further states:

> *A public agency shall provide that the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures, project design features (PDF), adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant or its designee to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.

Monitoring: The actions to be taken by the lead agency to assure implementation of the mitigation measure.

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

32 through 48, 56 through 83, and 91 through 139

MAP PROCESSING REQUIREMENTS: The Final Map(s) shall comply with the following processing requirements pursuant to the Sections 81.801 through 81.814 of the Subdivision Ordinance and the Subdivision Final Map Processing Manual.

☐ The Final map shall show an accurate and detailed vicinity map.

☐ The Basis of Bearings for the Final Map shall comply with Section 81.507 of the Subdivision Ordinance.

☐ Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.

☐ The following notes shall appear on the Final Map:

- ☐ All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by Section 81.401(m) of the Subdivision Ordinance.
- ☐ At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
- ☐ The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to

enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations*. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below:

http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of Grading Ordinance.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant or its designee must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way Proctor Valley Road is shown as Mobility Element roadway of the County General Plan. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant or its designee shall pay the TIF at the [*PDS, LD Counter*] and provide a copy of the receipt to the [*PDS, BD*] at time of permit issuance.

COMMITMENT FOR CAPACITY AND LIST OF FEES: A commitment for capacity to serve the proposed development and list of required fees (per County Ordinance Number 9146) will be provided by [SDCSD] at time of building permit issuance.

PAY DISTRICT FEES: The developer shall pay all [SDCSD] fees in effect at time of issuance of the Wastewater Discharge Permit.

PAY FAIR SHARE COSTS: Prior to issuance of the Wastewater Discharge Permit, the developer shall pay all fair share costs attributable to third party reimbursement agreement(s) associated with this project that may be in effect at time of permit issuance.

INDUSTRIAL WASTEWATER DISCHARGE PERMIT FROM CITY: If required, the developer shall obtain an Industrial Wastewater Discharge Permit from the City of San Diego, as directed by [DPW WWM]. For information, contact Dan Gutierrez at (858) 654-4118.

COMMERCIAL WASTEWATER DISCHARGE PERMIT: The developer shall obtain a Commercial Wastewater Discharge Permit from the County. The developer/owner shall make a written application to the County through Department of Planning and Land Use, building permit counter. For information, contact Louis Conde at 858-694-2660.

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement. Note: however, that project development activities in those areas known as Proctor Valley ("PV") 1, 2 and 3 shall be subject to Conditions of Approvals - Bio #70 and Bio #73, set forth above.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant or its designee's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; http://www.usace.army.mil/

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; http://www.waterboards.ca.gov/sandiego/

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; http://www.dfg.ca.gov/

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, January 15 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant or its designee may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, http://www.dfg.ca.gov/; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, http://www.fws.gov/.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT OR ITS DESIGNEE FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: Fish and Wildlife Fees have been paid in the amount of $_____ for the review of the EIR, Receipt numbers _____, dated _____.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the Fee Ordinance in effect at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[PDS, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee, such as Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

NOTICE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicant or its designees anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services	**PDS**	**Department of Public Works**	**DPW**
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Private Development Construction Inspection	PDCI
Landscape Architect	LA	Environmental Services Unit Division	ESU
Zoning Counter	ZO		
Department of Environmental Health	**DEH**	**Department of Parks and Recreation**	**DPR**
Land and Water Quality Division	LWQ	Trails Coordinator Group Program Manager Parks Planner	TC GPM PP
Vector Control	VCT	**Department of General Service**	**DGS**
Local Enforcement Agency	LEA	Real Property Division	RP
Hazmat Division	HMD		

cc: GDCI Proctor Valley, L.P.
Jackson Pendo Company

Email cc:

Ed Sinsay, Planning & Development Services, Land Development
Greg Mattson, Adjunct Project Manager, Planning & Development Services
Mark Slovick, Group Program Manager, Planning & Development Services

FINAL

Otay Ranch Village 14 and Planning Areas 16/19
Environmental Impact Report
Mitigation Monitoring and Reporting Program

Prepared for:

County of San Diego
5510 Overland Avenue
San Diego, California 92123
Contact: Greg Mattson

SEPTEMBER 2018

Printed on 30% post-consumer recycled material.

MITIGATION MONITORING AND REPORTING PROGRAM

California Public Resources Code Section 21081.6 requires that, upon certification of an EIR, "the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation."

This chapter contains the mitigation monitoring and reporting program (MMRP) for the Otay Ranch Village 14 and Planning Area 16/19 Project (Project or Proposed Project). This MMRP has been developed in compliance with Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The mitigation measures in the table are coded by alphanumeric identification consistent with the EIR. The following items are identified for each mitigation measure:

- **Mitigation Monitoring.** This section of the MMRP lists the stage of the proposed project during which the mitigation measure would be implemented and indicates who is responsible for implementing the mitigation measure (i.e., the "implementing party"). It also lists the agency that is responsible for ensuring that the mitigation measure is implemented and that it is implemented properly.
- **Reporting.** This section of the MMRP provides a location for the implementing party and/or enforcing agency to make notes and to record their initials and the compliance date for each mitigation measure.

In addition, as required by mitigation measures in the Final EIR, project design features (PDFs) are required to be implemented. These PDFs are similarly coded by alphanumeric identification consistent with the EIR and list the stage of the Proposed Project during which the PDF would be implemented, the implementing party and the reporting.

The County of San Diego (County) must adopt this MMRP, or an equally effective program, if it approves the Proposed Project with the mitigation measures that were adopted or made conditions of project approval.

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Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
Aesthetics						
M-AE-1 Stationary construction sites, staging, and storage areas within the Project Area shall be visually screened using temporary screening fencing. Fencing shall be of an appropriate design and color for each specific location to minimize the visibility of stationary construction sites, staging, and storage areas from off-site residential viewing locations.	1. The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase.	1. The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.	County of San Diego			
M-AE-2 The applicant, or its designee, shall prepare a Landscape Master Plan. The Landscape Master Plan shall demonstrate compliance with Otay Ranch General Development Plan/Otay Subregional Plan policies pertaining to the use of landscape materials that are complementary to the existing natural setting and that reflect the natural environment. The Landscape Master Plan shall also demonstrate compliance with San Diego County General Plan Conservation and Open Space Element policies pertaining to the minimization of visual impacts through implementation and use of appropriate scale, materials, and design to complement the surrounding natural landscape. In addition, the Landscape Master Plan shall be consistent and in compliance with the Fire Protection Plan, the Preserve Edge Plan, the Water Conservation Plan, and the design guidelines specified in the Specific Plan. The Landscape Master Plan shall identify phasing of the Proposed Project and shall be consistent with the phasing plan included in the Specific Plan. The Landscape Master Plan shall be approved by the Director of Planning & Development Services (or his/her designee) prior to the issuance of grading permits.	(1) Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved. (2) Prior to approval of any landscape plan and the issuance of any building permit, the trees planting requirements shall identify the quantity and location of trees per the approved Master Landscape Plan for all of the development phases. Prior to each phased landscape plan approval the County shall verify the number of trees to be planted for that phase. (3) Prior to the approval of each final map and prior to the approval of any plan and issuance of any permit. (4) Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed for each development phase.	1. The *[PDS, LA] and [DPR, TC, PP]* shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 2. The [*PDS, BPPR*] shall make sure that the design measures are identified on all building plans for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition. 3. The [*PDS, LA*] and [*DPR, TC, PP*] shall review the Landscape Plan(s) for that phase for compliance with Measures 4a and 6a of this condition. The [*PDS, BPPR*] shall verify that the Building Plans comply with Measures 3a and 9a of this condition. The [*PDS, BI*] shall inspect the site for compliance with Measure 5a this condition. 4. The *[PDS, LA*] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PCC] [DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.	County Of San Diego			
Agricultural Resources						
M-AG-1 As required by the Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/SRP), an Agricultural Plan shall be prepared by the Proposed Project applicant, or its designee, prior to approval of any Specific Plan affecting on-site agricultural resources and will be required for each	Prior to approval of the Specific Plan	Project Applicant shall submit Agricultural Plan to the County of San Diego for review.	County of San Diego			

Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
subsequent development proposal (i.e., villages, Town Center, the Eastern Town Center, the University, and Rural Estate Planned Community). The Agricultural Plan shall indicate the type of agricultural activity allowed as an interim use. Specifications shall include buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents, and chemicals that may accompany agricultural activities and operations. Adequate buffering shall be provided between the proposed development area and the interim agriculture use. Buffering measures may include the following: (1) a 200-foot distance between property boundaries and agricultural operations; (2) if permitted interim agricultural uses require the use of pesticide, then commercially reasonable limits shall be placed on the time of day, the type of pesticide application, and the appropriate weather conditions under which such application may occur; (3) use of vegetation along the field edges adjacent to development that can be used for shielding (i.e., corn); and (4) notification of adjacent property owners of potential pesticide applications and use of fencing. The County of San Diego department with jurisdiction over these areas shall review the Agricultural Plan to verify that proposed guidelines are adequate to prevent impacts associated with incompatible land uses from occurring.						
Air Quality						
M-AQ-1 Tier 4 Final Rock Crushing Equipment. Diesel-powered generators (engines greater than 750 horsepower) used for rock-crushing operations shall be equipped with Tier 4 Final engines.	(1) Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits.	(1) The [*DPW, PDCI*] shall make sure that the construction contractor complies with this measure. The [*DPW, PDCI*] shall contact the *[PDS, PCC*] if the applicant fails or its designee fails to comply with this measure.	County of San Diego			
M-AQ-2 Blasting and Rock Crushing Notification. Prior to construction activities, the applicant or its designee shall employ a construction relations officer who shall address community concerns regarding on-site construction activity. The applicant shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer, who shall document complaints and concerns regarding on-site construction activity. The sign shall be placed in easily accessible locations along Proctor Valley Road and noted on grading and improvement plans.	(1) Prior to issuance of the any grading or improvement permits and throughout the duration of the grading and construction.	(1) The [*DPW, PDCI*] shall make sure the contractor complies with the requirements of this measure and shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this measure.	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
M-AQ-3 Blasting and Rock Crushing Dust Controls. The following provisions shall be implemented to reduce emissions associated with blasting and rock crushing activities: a. During blasting activities, the construction contractor shall implement all feasible engineering controls to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains, or wet blasting. Watering methods, such as water sprays and water applications, also shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions. b. During rock-crushing transfer and conveyance activities, material shall be watered prior to entering the crusher. Crushing activities shall not exceed an opacity limit of 20% (or Number 1 on the Ringelmann Chart) as averaged over 3 minutes in any period of 60 consecutive minutes, in accordance with San Diego Air Pollution Control District (SDAPCD) Rule 50, Visible Emissions. A qualified opacity observer shall monitor opacity from crushing activities once every 30 days while crushers are employed on site to ensure compliance with SDAPCD Rule 50. Water sprayers, conveyor belt enclosures, or other mechanisms shall be employed to reduce fugitive dust generated during transfer and conveyance of crush material.	(1) The following actions shall occur throughout the duration of construction.	(1) The [*DPW, PDCI*] shall make sure that the grading contractor complies with this measure. The [*DPW, PDCI*] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this measure.	County of San Diego			
M-AQ-4 Tier 4 Interim Construction Equipment. Prior to the commencement of any construction activities, the applicant or its designee shall provide evidence to the County of San Diego (County) that, for off-road equipment with engines rated at 75 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted by the County in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.[1] Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.	(1) The following actions shall occur throughout the duration of construction.	(1) The [*DPW, PDCI*] shall make sure that the construction contractor complies with this measure. The [*DPW, PDCI*] shall contact the *[PDS, PCC*] if the applicant fails or its designee fails to comply with this measure.	County of San Diego			

[1] For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards.

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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M-AQ-5 Construction Equipment Maintenance. The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained in accordance with manufacturer's specifications before and for the duration of on-site operation.	(1) The following actions shall occur throughout the duration of construction.	(1) The [*DPW, PDCI*] shall make sure that the construction contractor complies with this measure. The [*DPW, PDCI*] shall contact the *[PDS, PCC*] if the applicant fails or its designee fails to comply with this measure.	County of San Diego			
M-AQ-6 Use of Electrical-Powered Equipment. Electrical hookups shall be provided on site for hand tools such as saws, drills, and compressors used for building construction to reduce the need for electric generators and other fuel-powered equipment. The use of electrical construction equipment shall be employed, where feasible.	(1) The following actions shall occur throughout the duration of construction.	(1) The [*DPW, PDCI*] shall make sure that the construction contractor complies with this measure. The [*DPW, PDCI*] shall contact the *[PDS, PCC*] if the applicant fails or its designee fails to comply with this measure.	County of San Diego			
M-AQ-7 Best Available Control Technology. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.	(1) The following actions shall occur throughout the duration of construction.	(1) The [*DPW, PDCI*] shall make sure that the construction contractor complies with this measure. The [*DPW, PDCI*] shall contact the *[PDS, PCC*] if the applicant fails or its designee fails to comply with this measure.	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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M-AQ-8 Haul Trucks. Haul truck staging areas shall be provided for loading and unloading soil and materials, and shall be located away from sensitive receptors at the furthest feasible distance.	(1) Prior to recordation of the Final Map for any phase, a HRP shall be prepared and approved.	(1) The [*PDS, LDR*] shall review the HRP for compliance with this measure.	County of San Diego			
M-AQ-9 Facilitate Use of Electrical Lawn and Garden Equipment. Prior to the issuance of residential building permits, the applicant or its designee shall provide evidence to the County of San Diego that building design plans require that residential structures be equipped with outdoor/exterior electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.	Prior to issuance of Building Permits	Project Applicant shall submit Building Plans to the County of San Diego for review and approval.	County of San Diego			
M-AQ-10 Low-VOC/Green Cleaning Product Educational Program. Prior to the occupancy of any on-site development, the applicant or its designee shall provide evidence to the County of San Diego that the applicant/phase developer has developed a "Green Cleaning Product and Paint" education program to be made available at rental offices, leasing spaces, and/or on websites.	Prior to the issuance of Certificates of Occupancy	Project Applicant or its designee shall submit a Green Cleaning Product and Paint education program to the County of San Diego for review and approval.	County of San Diego			
Biological Resources						
M-BI-1 Biological Monitoring. To prevent disturbance to areas outside the limits of grading, all grading shall be monitored by a biologist. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits for any areas adjacent to the Otay Ranch Resource Management Plan (RMP) Preserve and the off-site areas, the Proposed Project applicant or its designee shall provide written confirmation that a biological monitor approved by the County of San Diego has been retained and shall be present during clearing, grubbing, and/or grading activities within sensitive resources. Biological monitoring shall include the following: a. Attend the preconstruction meeting with the contractor and other key construction personnel prior to clearing, grubbing, or grading to reduce conflict between the timing and location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds). b. Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas prior to clearing, grubbing, or grading. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas. c. Discuss procedures/training for minimizing harm to or harassment of wildlife encountered during construction with the contractor and other key construction personnel prior to clearing, grubbing, or grading. d. Supervise and monitor vegetation clearing, grubbing, and grading to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved.	(1) Prior to approval or issuance of any grading permit for each phase, and prior to any grading, clearing, or other disturbance, the requirement shall be completed for phase under construction.. (2) Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed for the phase under construction.	(1) The [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds. (2) The [*DPW, PDCI*] shall invite the [*PDS, PCC*] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [*PDS, PCC*] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist. (3) The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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e. Flush species (i.e., avian or other mobile species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities. f. Verify that the construction site is implementing the stormwater pollution prevention plan (SWPPP) best management practices. The SWPPP is described in further detail in M-BI-14. g. Periodically monitor the construction site in accordance with the Proposed Project's fugitive dust control plan. Periodically monitor the construction site to see that dust is minimized according to the fugitive dust control plan and that manufactured slopes are revegetated as soon as possible. h. Periodically monitor the construction site to verify that artificial security light fixtures are directed away from open space and are shielded. i. Oversee the construction site so that cover and/or escape routes for wildlife from excavated areas are provided on a daily basis. All steep trenches, holes, and excavations during construction shall be covered at night with backfill, plywood, metal plates, or other means, and the edges covered with soils and plastic sheeting such that small wildlife cannot access them. Soil piles shall be covered at night to prevent wildlife from burrowing in. The edges of the sheeting shall be weighed down by sandbags. These areas may also be fenced to prevent wildlife from gaining access. Exposed trenches, holes, and excavations shall be inspected twice daily (i.e., each morning and prior to sealing the exposed area) by a qualified biologist to monitor for wildlife entrapment. Excavations shall provide an earthen ramp to allow for a wildlife escape route.	(3) The following actions shall occur throughout the duration of the grading construction; if this project includes more than one Final Map, each shall have separate monitoring contracts and documentation. Upon completion of all grading activities, and prior to Rough Grading Final Inspection, (Grading Ordinance SEC 87.421.a.2), the final report shall be completed. (4) Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the final report shall be completed for each grading phase.	cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The [DPW, PDCI] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Biologist or applicant or its designee fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this measure. (4) The [*PDS, PCC*] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed and accepted by PDS. Upon approval of the report, the PDS shall inform the Department of Public Works (DPW) that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then PDS shall inform DPW to release the bond back to the applicant or its designee.				
M-BI-2 Temporary Construction Fencing. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, the Proposed Project applicant or its designee shall install prominently colored fencing and signage wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to the Preserve and for all off-site facilities constructed within the Preserve. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence to the satisfaction of the Director of Planning & Development Services (or his/her designee) and the Director of Parks and Recreation that work was conducted as authorized under the approved land development permit and associated plans.	(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. (2) Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing for the phase under construction.	(1) The [PDS, PPD] shall review the signed and stamped statement for compliance this condition. (2) The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant or its designee.	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
M-BI-3 Habitat Conveyance and Preservation. Prior to the approval of the first Final Map for the Proposed Project, the Proposed Project applicant or its designee shall coordinate with the County of San Diego (County) to establish and/or annex the Project Area into a County-administered Community Facilities District to fund the ongoing management and maintenance of the Otay Ranch Resource Management Plan (RMP) Preserve. Prior to the recordation of the first Final Map within each Tentative Map, the Proposed Project applicant shall convey land within the Otay Ranch RMP Preserve to the Otay Ranch Preserve Owner/Manager or its designee at 1.188 acres for each "developable acre" impacted, as defined by the Otay Ranch RMP. Based on the analysis in the Draft EIR, it is anticipated that the Proposed Project would convey a total of 776.8 acres, 426.7 acres of which is anticipated to be conveyed within Village 14 and Planning Areas 16/19. The actual conveyance will be based on the 1.188 mitigation ratio as determined at Final Map. The remaining acres of required conveyance would be met through off-site acquisitions within the Otay Ranch RMP, which would then be conveyed to the Otay Ranch RMP Preserve. In addition, the BMO analysis determined mitigation requirements for areas subject to the BMO (PV1, PV2, and PV3) are more stringent for certain types of habitat than the Otay Ranch RMP Preserve Conveyance Obligation. Accordingly, the BMO analysis identified an additional 24.6 acres of mitigation, beyond the 203.5 acres required by the Otay Ranch RMP Preserve Conveyance Obligation, for impacts in PV1, PV2, and PV3, for a total of 228.1 acres. The mitigation provided for impacts to PV1, PV2, and PV3 would be like-kind or up-tiered habitat.	(1) Prior to the approval of the first Final Map associated with any development phase of the project. (2) Prior to recordation of each Final Map, the Applicant or its designee shall convey fee title to land within the Otay Ranch Preserve to the Otay Ranch POM or its designee at a ratio of 1.188 acres for each acre of development area, as defined in the Otay Ranch Resource Management Plan. Access to the conveyed property for maintenance purposes shall also be provided to the satisfaction of the POM. The additional BMO mitigation above the conveyance requirement shall occur prior to approval of the first Final Map in PV1 or PV2, (Central Village 14), or PV3 (South Village 14), respectively. The approved associated funding or funding mechanism shall be established prior to first grading permit. (3) Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the final report shall be completed for each grading phase.	(1) The [DPR, PDS, DGS] shall review the CFD documentation for conformance with this condition. Upon recordation of each final map, and submittal of the required Otay Ranch RMP Preserve conveyance documents, [DPR, PDS] shall forward a copy of the recorded documents to [PDS, DPR, PCC] for satisfaction of the condition. (2) For recordation on the map, [PDS, LDR] shall route each Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] and POM/DPR of the RMP Preserve shall preapprove the estimated location, and funding of the Otay Ranch RMP Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance, [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition. (3) The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed and accepted by PDS. Upon approval of the report, the PDS shall inform the Department of Public Works (DPW) that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then PDS shall inform DPW to release the bond back to the applicant or its designee.	County of San Diego Otay Ranch Preserve Owner/Manager (POM)			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
M-BI-4 Biological Open Space Easement. Areas of Conserved Open Space shall be preserved on site and shall either be added to the Otay Ranch Resource Management Plan (RMP) Preserve (see M-BI-3), given to the City of San Diego to mitigate for impacts to Cornerstone Lands, or managed under a County of San Diego (County) approved RMP through the County biological open space easement to satisfy the additional mitigation requirements as a result of the BMO analysis. This easement shall be for the protection of biological resources, and all of the following shall be prohibited on any portion of the land subject to said easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building or structure; vehicular activities; dumping trash; or using the area for any purpose other than as open space. Granting this biological open space easement shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation. The only exceptions to this prohibition are the following: 1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. Although clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the fire authority having jurisdiction, and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto. 2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Department of Planning & Development Services. 3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego Department of Environmental Health. 4. Construction, use, and maintenance of multi-use, non-motorized trails. The applicant shall show the on-site biological open space easement on the Final Map and biological open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review, then submit them for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents. If areas of Conserved Open Space are managed through the County to provide for the long-term management of the proposed Conserved Open Space, an RMP shall be prepared and implemented prior to the approval of the Final Map. The RMP shall be submitted to the County and agencies for approval as required. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of Department of Planning & Development Services, and, in cases where the Director of the Department of Parks and Recreation has agreed to be the owner/manager, to the satisfaction of the Director of the Department of Parks and Recreation. 1. The RMP shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. 2. The biological open space easements shall be dedicated to ensure that the land is protected in perpetuity. 3. A resource manager shall be selected and evidence provided by the applicant as to the acceptance of this responsibility by the proposed resource manager, 4. The RMP funding costs, including a PAR (Property Assessment Record) or other equally adequate forecast, shall be identified. The funding mechanism (endowment or other equally adequate mechanism) to fund annual costs for the RMP and the holder of the security shall be identified and approved by the County.	(1) Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Otay Ranch Village 14 and PA 16/19 Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the biological open space easements to the County, or habitat conveyance to the Otay Ranch Preserve Operator Manager (POM) or City of San Diego shall be executed and recorded by phase based on the allocated acreages in the table above. (2) Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Otay Ranch Village 14 and PA 16/19 Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the RMP shall be approved by the County and funding established or	(1) For recordation on the map, *[PDS, LDR]* shall route the applicable Final Map to *[PDS, PCC]* for approval prior to map recordation. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition. Route the first Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. (2) The *[PDS, PPD]* shall review the RMP for compliance with the latest version of the County of San Diego Report Format and Content Requirements, Otay Ranch RMP, and this condition.	County of San Diego Otay Ranch Preserve Owner/Manager (POM)			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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5. A contract between the applicant and County shall be executed for the implementation of the RMP. 6. Annual reports shall include an accounting of all required tasks and details of tasks addressed during the reporting period, and an accounting of all expenditures and demonstration that the funding source remains adequate.	evidence provided that it is not required.					
M-BI-5 Permanent Fencing and Signage. To protect the Otay Ranch Resource Management Plan Preserve and areas of Conserved Open Space from entry upon occupancy of any housing units, an open space fence or wall shall be installed along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Proctor Valley Village 14 and Preserve Edge Plan and Proposed Fencing, Preserve Signage, and Fuel Modification Zones. The barrier shall be a minimum construction of vertical metal fencing, but may be other suitable construction material, as approved by Department of Planning & Development Services and the Director of Parks and Recreation. To protect the Preserve from entry, informational signs shall be installed, where appropriate, along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Proctor Valley Village 14 and Preserve Edge Plan. The signs must be corrosion resistant, a minimum of 6 inches by 9 inches, on posts not less than 3 feet in height from the ground surface, and state, "Sensitive Environmental Resources Protected by Easement. Entry without express written permission from the County of San Diego is prohibited."	(1) Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the applicant or its designee shall demonstrate that the fencing/wall requirement has been appropriately shown and noted on all plans and maps. (2) Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the applicant or its designee shall demonstrate that the signage requirement has been appropriately shown and noted on all plans and maps. (3) Prior to the occupancy of any structure or use of the premises in reliance of PDS2016-SP-16-002; PDS2016-GPA-16-008; PDS2016-REZ-16-006; PDS2016-TM-5616; PDS2016-ER-16-19-006, and prior to Final Grading Release	(1) The *[PDS, PCC]* shall review the Final Map, grading plans, other plans and maps (as applicable), statement for compliance with this condition, and the Proctor Valley Village 14 and Preserve Edge Plan (Exhibit 16). (2) The *[PDS, PCC]* shall review the Final Map, grading plans, other plans and maps (as applicable), statement for compliance with this condition, and the Proctor Valley Village 14 and Planning Areas 16/19 Preserve Edge Plan (Exhibit 16). (3) The [*PDS, PCC*] shall review the photos and statement for compliance with this condition.	County of San Diego San Diego County Fire Authority (SDCFA)			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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	of each Grading Permit (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed and approved by the Director of PDS. The final grading release requirement may be waived, wholly or in part, at the discretion of the Director of PDS if the applicant or its designee demonstrates that cash or security has been provided for the entire associated installation of fencing and signage.					
M-BI-6 Nesting Bird Survey. To avoid any direct impacts to raptors and/or any migratory birds protected under the Migratory Bird Treaty Act, removal of habitat that supports active nests on the proposed area of disturbance shall occur outside of the nesting season for these species (January 15 through August 15, annually). If, however, removal of habitat on the proposed area of disturbance must occur during the nesting season, the Proposed Project applicant or its designee shall retain a biologist approved by the County of San Diego (County) to conduct a preconstruction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The preconstruction survey must be conducted within 72 hours prior to the start of construction, and the results must be submitted to the Director of Planning & Development Services for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan, as deemed appropriate by the County, shall be prepared and include proposed measures to be implemented to ensure that disturbance of nesting activities are avoided. The report or mitigation plan shall be submitted to the County for review and approval and implemented to the satisfaction of the Director of Planning & Development Services (or her/his designee). The County's mitigation monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.	(1) Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through August 15), concurrence from the County and the Wildlife Agencies must be obtained. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction for the phase under construction.	(1) The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.	County of San Diego			

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				Initials	*Date*	*Remarks*
M-BI-7 San Diego Fairy Shrimp Take Authorization. The Project Applicant shall consult with USFWS to determine if take authorization for impacts to San Diego fairy shrimp suitable habitat is required. If take authorization is required, the Proposed Project applicant shall demonstrate, to the satisfaction of the Director of Planning & Development Services (or his/her designee) and prior to the issuance of the first grading permit that impacts suitable San Diego fairy shrimp habitat, that it has secured from any necessary take authorization from the USFWS. Take authorization may be obtained through the Section 7 Consultation or Section 10 incidental take permit requirements. Preconstruction surveys for San Diego fairy shrimp will be a condition of this Project if required by the USFWS pursuant to the FESA. If required by the USFWS, the surveys shall be performed prior to the commencement of any clearing, grubbing, or grading activities. If required as a permit condition, preconstruction surveys will follow protocols set by the USFWS unless the USFWS authorizes a deviation from those protocols, as permitted under Section IX, subdivision a, of the "Survey Guidelines for the Listed Large Branchiopods," issued by USFWS on May 21, 2015. Note this measure will not apply to off-site areas under the jurisdiction of the City of San Diego or the City of Chula Vista. Take for San Diego fairy shrimp is provided by the City of San Diego's Vernal Pool Habitat Conservation Plan and the City of Chula Vista's Subarea Plan.	(1) Prior to the approval or issuance of the first grading permit required for impacts within the County's jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained or evidence provided that it is not required.	(1) Project Applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.	County of San Diego USFWS			
M-BI-8 Quino Checkerspot Butterfly Take Authorization. The Project Applicant shall consult with USFWS to determine if take authorization is required for impacts to Quino checkerspot butterfly habitat. If take authorization is required, the Proposed Project applicant, or its designee, shall demonstrate, to the satisfaction of the Director of Planning & Development Services (or his/her designee) and prior to the issuance of the first grading permit that impacts suitable Quino checkerspot butterfly habitat, that it has secured from any necessary take authorization. Take authorization may be obtained through the Section 7 Consultation or Section 10 incidental take permit requirements. The Applicant will comply with any and all conditions, including preconstruction surveys, that the USFWS may require for take of Quino checkerspot butterfly pursuant to the FESA. If required as a permit condition, preconstruction survey will be conducted in accordance with USFWS protocols unless the USFWS authorizes a deviation from those protocols. Take may also be obtained through the County of San Diego Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition, if/when approved. If the Quino checkerspot butterfly is included as an addition to the South County MSCP, and the Applicant seeks take under the Quino Addition, the Applicant will comply with any and all conditions required under the County MSCP Subarea Plan Quino Checkerspot Butterfly Addition.	(1) Prior to the approval or issuance of the first grading permit required for impacts within the County's jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained from the respective resource agencies, evidence provided that it is not required, or documentation provided that the project is in compliance with the MSCP County Subarea Plan Quino Addition.	(1) Project Applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.	County of San Diego USFWS			
M-BI-9 Quino Checkerspot Butterfly Habitat Preservation. The Proposed Project shall convey 404.8 acres of potential habitat for Quino checkerspot butterfly. In addition, per M-BI-4, an open space easement shall be placed over 72.4 acres of potential habitat within Conserved Open Space. Therefore, 477.2 acres of potential habitat for Quino checkerspot butterfly shall be conveyed to the Otay Ranch Resource Management Plan Preserve or not be impacted by the Proposed Project. An additional 350.1 acres of conveyance is required for the Proposed Project's impacts and shall be selected to include suitable Quino checkerspot butterfly habitat. For the off-site mitigation parcel(s) to be acceptable as mitigation for sensitive plant and wildlife species, including Quino checkerspot butterfly, vegetation within the off-site parcel must be mapped and the site must have suitable habitat to support Quino checkerspot butterfly per the survey guidelines definition of habitat. Thus, the Proposed Project shall provide mitigation acreage at a ratio in excess of 1:1 (preservation of 1 acre for every 1 acre of impact) and shall adequately mitigate impacts to	(1) The Quino Checkerspot Butterfly Habitat Suitability Report shall be submitted to and receive approval from the appropriate agencies (i.e. County of San Diego and USFWS) prior to recordation or	(1) The *[PDS, PPD]* and the resource agencies shall review and approve the off-site mitigation lands based on the Quino Checkerspot Butterfly Habitat Suitability Report and available data before habitat conveyance and recordation is permitted. Additionally *[PDS, LDR]* shall route the first Final Map to *[PDS, PCC]* for approval prior to recordation of the map. The *[PDS, PCC]* shall preapprove the language and	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
potential Quino checkerspot butterfly habitat. This mitigation measure also satisfies the mitigation requirements for those portions of the Project Area subject to the Biological Mitigation Ordinance. These areas shall be managed under a Quino Checkerspot Butterfly Management/Enhancement Plan, as discussed further in M-BI-10.	conveyance of off-site mitigation land and prior to approval of the first Final Map and prior to the approval of any plan and issuance of any permit. Prior to the approval of the first Final Map, and prior to the approval of any plan and issuance of any permit, the habitat conveyance to Otay Ranch RMP Preserve and all open space easements shall be executed and recorded	location of the Otay Ranch RMP) Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve and Conserved Open Space. (2) *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition				
M-BI-10 Quino Checkerspot Butterfly Management/ Enhancement Plan. Prior to the issuance of the first grading permit that impacts habitat identified as suitable for Quino checkerspot butterfly, the Proposed Project shall prepare a long-term Quino Checkerspot Butterfly Management/ Enhancement Plan. At a minimum that plan shall include focused surveys within suitable habitat in the Otay Ranch Resource Management Plan Preserve and Conserved Open Space to determine if the species and suitable host plants are present, and determine areas of potential habitat restoration. The plan shall be submitted to and receive approval from the Director of the Department of Planning & Development Services (or her/his designee) and the Director of Parks and Recreation. The Quino Checkerspot Butterfly Management/Enhancement Plan shall either be superseded or unnecessary upon completion and adoption of a future County of San Diego Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition. Adaptive management techniques shall be included in the plan, with contingency methods for changed circumstances. These measures shall ensure that the loss of habitat for the species related to the proposed development are adequately offset by measures that will enhance the potential for Quino checkerspot butterfly to occupy the Preserve, and shall provide data that will help the species recover throughout its range.	(1) Prior to the approval or issuance of any grading permit as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading clearing, or other disturbance, the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be approved by the County *[PDS, PPD],* the USFWS (if applicable) and the Preserve Owner/ Manager (POM)/DPR of the RMP Preserve. The Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be implemented and funded with perpetual monitoring and management of habitat areas of	(1) The *[PDS, PPD]* shall review the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition BIO#8–SECURED AGREEMENT (QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan. (2) The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by *[PDS, FISCAL].* Upon acceptance of the Agreement, securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter- acknowledging acceptance of securities.	County of San Diego			

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	potential Quino checkerspot butterfly habitat restoration and enhancement in association with each Final Map (BIO#6–QUINO CHECKERSPOT BUTTERFLY HABITAT PRESERVATION). (2) Prior to the approval or issuance of any grading permit, prior to any grading clearing, or other disturbance, and after the approval of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan, the agreement shall be executed and the securities obligation provided for the revegetation implementation associated with each grading phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan.					

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M-BI-11 Biological Resource Salvage Plan. Mitigation requirements for the Proposed Project's impacts on special-status plants are based on the analysis within Section 2.4.3.1 (BI-5) and the Biological Mitigation Ordinance (BMO) analysis provided in Appendix A of the Biological Resources Technical Report for the Proposed Project. Prior to the issuance of land development permits, including clearing or grubbing and grading permits, for areas with salvageable sensitive biological resources, including San Diego goldenstar, variegated dudleya, San Diego barrel cactus, San Diego marsh-elder, and Robinson's pepper grass (including plant materials and soils/seed bank), the Proposed Project applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan. The Resource Salvage and Restoration Plan shall be prepared by a biologist approved by the City of Chula Vista and County of San Diego (County), to the satisfaction of the Development Services Director (or her/his designee) and in conjunction with the POM. Mitigation ratios for impacts to plant populations subject to the BMO are more robust than those required under the RMP. The mitigation for impacts to species subject to the BMO and the City of Chula Vista and County of San Diego subarea plans shall be provided as follows: Species Scientific Name/ Common Name | Impacts | Mitigation Ratio | Mitigation Provided San Diego Goldenstar (*Bloomeria clevelandii*) | 17 individuals | 3:1 | 51 individuals *Dudleya variegata* Variegated dudleya | 35 individuals | 3:1 | 105 individuals *Ferocactus viridescens* San Diego barrel cactus | 36 individuals | 2:1 | 70 individuals (2 individuals are preserved on site) *Iva hayesiana* San Diego marsh-elder | 1,057 individuals | 1:1 | 1,057 individuals *Lepidium virginicum* var. *robinsonii* Robinson's pepper-grass | 112 individuals | 2:1 | 218 individuals (6 individuals are preserved on site) The Resource Salvage and Restoration Plan will also include compliance with the mitigation standards set forth in the RMP, including those related to restoration and translocation for San Diego goldenstar (translocation 758 of impacted individuals), San Diego marsh-elder in drainages (0.65 acres of impacted at a 2:1 ratio), and San Diego County needle grass (translocation of 93 impacted individuals). The mitigation requirements for variegated dudleya and San Diego barrel cactus are satisfied with the BMO mitigation requirements. The Resource Salvage and Restoration Plan shall, at a minimum, evaluate options for plant salvage and relocation, including individual plant salvage, native plant mulching, selective soil salvaging, application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch Resource Management Plan Preserve. The Resource Salvage and Restoration Plan shall include incorporation of relocation and restoration efforts for San Diego goldenstar, San Diego County needle grass, variegated dudleya and San Diego barrel cactus, and include San Diego marsh-elder, and Robinson's pepper-grass within restoration areas associated with M-BI-12 or other suitable sites within the Otay Ranch RMP Preserve. Relocation efforts may include seed collection and/or transplantation to a suitable receptor site, and shall be based on the most reliable methods of successful relocation. The program shall also include a recommendation for method of salvage and relocation/application based on feasibility of	(1) Prior to the approval or issuance of any grading permit associated with the Village 14 South Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage and Restoration Plan shall be approved and fully funded. (2) Prior to the approval or issuance of any grading permit associated with the Village 14 South Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, and after the approval of the Biological Resource Salvage and Restoration Plan, the agreement shall be executed and the securities provided for the Biological Resource Salvage and Restoration Plan implementation. (3) Prior to the approval or issuance of any grading permit associated with the Village 14 Central Phase as shown on	(1) The *[PDS, LA]* shall review the Biological Resource Salvage and Restoration Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition BIO#18–SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan. (2) The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Biological Resource Salvage and Restoration Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected. Upon acceptance of the Agreement, securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter-acknowledging acceptance of securities. (3) The [PDS, LA] and the POM/DPR of the RMP Preserve shall review the Biological Resource Salvage and Restoration Plan for conformance with this condition. Upon approval of the Plan by the POM/DPR of the RMP Preserve, the Applicant or its designee will provide the Plan to PDS for review and provide evidence of full funding for this condition. The PDS shall review and issue a Director's Decision of approval after the plan has been approved and funding provided.	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
implementation and likelihood of success. The program shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, success criteria, and any relevant contingency measures to ensure that no-net-loss is achieved. The program shall also be subject to the oversight of the Development Services Director (or her/his designee). In addition to relocation of existing populations for variegated dudleya and San Diego barrel cactus, the Biological Resource Salvage and Restoration Plan shall also include additional plantings of these species to achieve a 3:1 and 2:1 mitigation ratio (see the table above). If populations of San Diego marsh-elder, and Robinson's pepper-grass are found within the off-site mitigation, preservation of these populations may be used for mitigation instead of restoration activities. As required per RMP Policy 3.2, the Project Applicant will coordinate with the Otay Ranch POM to meet the restoration requirements for Munz's sage and San Diego viguiera dominated coastal sage scrub.	Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage and Restoration Plan shall be approved and fully funded. (4) Prior to the approval or issuance of any grading permit associated with the Village 14 Central Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, and after the approval of the Biological Resource Salvage and Restoration Plan, the agreement shall be executed and the securities provided for the Biological Resource Salvage and Restoration Plan implementation. (5) Prior to the approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, a Biological Resource Salvage and Restoration Plan shall be submitted and approved by the POM/DPR of the RMP Preserve.					

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M-BI-12 Restoration of Temporary Impacts. The Proposed Project would result in temporary impacts to sensitive upland and jurisdictional aquatic resources along the off-site portions of Proctor Valley Road, as well as temporary impacts associated within on-site road development. Road development within Village 14 would include 3.7 acres of temporary impacts to sensitive resources and 6.6 acres within the Otay Ranch Resource Management Plan (RMP) Preserve. Within Planning Areas 16/19, there would be 3.4 acres of temporary impacts within the Otay Ranch RMP Preserve. Off-site temporary impacts to sensitive resources would total 49.4 acres: 2.4 acres of temporary impacts to City of Chula Vista land, 21.1 acres of temporary impacts to City of San Diego Cornerstone Lands, and 25.9 acres of temporary impacts to California Department of Fish and Wildlife (CDFW)-owned lands. In addition, there would be minor impacts to County of San Diego lands totaling 0.1 acres. Restoration areas may incorporate salvaged materials, such as seed collection and translocation of plant materials, as determined to be appropriate. The Proposed Project biologist shall review the plant materials prior to grading and determine if salvage is warranted. Prior to grading the Proposed Project, a Conceptual Upland and Wetlands Restoration Plan for impacts within County of San Diego shall be submitted to and receive approval from the Director of the Department of Planning & Development Services (or her/his designee) and the Director of Parks and Recreation. Prior to grading, a separate Conceptual Upland and Wetlands Restoration Plan shall also be prepared and submitted to each city's Development Services Director (or her/his designee) and CDFW for their approval. The Conceptual Upland and Wetlands Restoration Plans shall include the following to ensure the establishment of the restoration objectives: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (e.g., species ratios, source, size of container), planting program, 80% relative native cover success criteria, 5-year monitoring plan, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report shall be prepared by a City of Chula Vista–, City of San Diego–, and County of San Diego–approved biologist and a California-licensed landscape architect. The habitat restored pursuant to the plan must be placed within an open space easement dedicated to the appropriate managing entity prior to or immediately following approval of the plan.	(1) Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance. (2) Prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland and Wetlands Restoration Plan, the agreement shall be executed and the securities provided for the revegetation implementation.	(1) The *[PDS, LA]* and Cities of Chula Vista and San Diego shall review the Upland and Wetlands Restoration Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan. (2) The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Upland and Wetlands Restoration Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by *[PDS, FISCAL].* Upon acceptance of the Agreement, securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter-acknowledging acceptance of securities.	County of San Diego City of San Diego City of Chula Vista CDFW			
M-BI-13 Burrowing Owl Preconstruction Survey., including clearing, grubbing, and grading permits, the Proposed Project applicant or its designee shall Prior to issuance of any land development permits retain a County of San Diego (County)-approved biologist to conduct focused preconstruction surveys for burrowing owl. The surveys shall be performed no earlier than seven days prior to the commencement of any clearing, grubbing, or grading activities. If occupied burrows are detected, the County-approved biologist shall prepare a passive relocation mitigation plan subject to review and approval by the Wildlife Agencies (i.e., California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) and the County, including any subsequent burrowing owl relocation plans to avoid impacts from construction-related activities.	(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed and approved for the phase under construction.	(1) The [*DPW, PDCI*] shall not allow any grading, unless a concurrence from the wildlife agencies is received. The [PDS, PCC] shall review the concurrence letter.	County of San Diego			

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M-BI-14 SWPPP. Prior to issuance of grading permits in portions of the Development Footprint that are adjacent to the Preserve, the Proposed Project applicant or its designee shall develop a stormwater pollution prevention plan (SWPPP). The SWPPP shall be developed, approved, and implemented during construction to control stormwater runoff such that erosion, sedimentation, pollution, and other adverse effects are minimized. The following performance measures contained in the Proctor Valley Preserve Edge Plan shall be implemented to avoid the release of toxic substances associated with construction runoff: • Sediment shall be retained within the Development Footprint by a system of sediment basins, traps, or other appropriate measures. • Permanent energy dissipaters shall be included for drainage outlets. • The best management practices contained in the SWPPP shall include silt fences, fiber rolls, gravel bags, and soil stabilization measures such as erosion control mats and hydroseeding. The Project Area drainage basins shall be designed to provide effective water quality control measures, as outlined in the SWPPP. Design and operational features of the drainage basins shall include design features to provide maximum infiltration; maximum detention time for settling of fine particles; maximum distance between basin inlets and outlets to reduce velocities; and maintenance schedules for periodic removal of sedimentation, excessive vegetation, and debris.	(1) Prior to the recordation of each Final Map, execution of the agreements and securities shall be completed for any development phase. (2) Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit.	(1) The [*PDS, LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards. (2) The *[PDS, LDR]* shall review the final SWPPP for compliance with the most recent version of the California Stormwater Quality Association's Stormwater BMP Handbook and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement.	County of San Diego			
M-BI-15 Erosion and Runoff Control. During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This shall protect sensitive vegetation from being inundated with sediment-laden runoff. Dewatering shall be conducted in accordance with standard regulations of the Regional Water Quality Control Board (RWQCB). A National Pollutant Discharge Elimination System permit, issued by RWQCB to discharge water from dewatering activities, shall be required prior to start of construction. This shall minimize erosion, siltation, and pollution within sensitive communities. Design of drainage facilities shall incorporate long-term control of pollutants and stormwater flow to minimize pollution and hydrologic changes. An Urban Runoff Plan and operational best management practices shall be approved by the San Diego County Department of Planning & Development Services prior to construction.	(1) Prior to recordation of the Final Map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed for any development phase. (2) The following actions shall occur throughout the duration of the grading construction. Each grading phase shall have separate monitoring contracts and documentation.	(1) The [*PDS, LDR*] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [*DPW, PDCI*] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site. (2) The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The Project Biologist shall assure that a licensed SWPPP Monitor is on-site performing the Monitoring duties of this condition during	County of San Diego			

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		all applicable grading activities and notify [*DPW, PDCI*] of absence or breaches in the requirements as needed. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the Project Biologist or applicant or its designee fails to comply with this condition. The [*PDS, PCC*] shall review and approve the monitoring reports for compliance with this condition.				
M-BI-16 Prevention of Invasive Plant Species. A County of San Diego (County) approved plant list, as described in the Preserve Edge Plan, shall be used for areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat. A hydroseed mix that incorporates native species, is appropriate to the area, and is without invasive species shall be used for slope stabilization in transitional areas. Per the Preserve Edge Plan, only County-approved vegetation shall be planted in streetscapes or within the 100-foot "edge" between development and the Otay Ranch Resource Management Plan Preserve. The Planning & Development Services Landscape Architect shall require that all final landscape plans comply with the following: no invasive plant species as included on the most recent version of the California Invasive Plant Council's California Invasive Plant Inventory for the Proposed Project region shall be included, and the plant palette shall be composed of native species that do not require high irrigation rates. The Proposed Project biologist shall periodically check landscape products for compliance with these requirements.	(1) Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved. (2) Prior to the approval of any grading permit, and prior to any grading clearing, or other disturbance, associated Landscape Plans shall be approved for each grading phase.	(1) The *[PDS, LA] and [DPR, TC, PP]* shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. (2) The [PDS, LA] and the Preserve Owner Manager (POM) of the RMP Preserve shall review the invasive species management for compliance with California Invasive Plant Council, all state and federal laws and regulations under the prescription of a pest control advisor, and this condition.	County of San Diego Otay Ranch POM			
M-BI-17 Prevention of Chemical Pollutants. Weed control treatments shall include all legally permitted chemical, manual, and mechanical methods applied with the authorization of the County of San Diego (County) agriculture commissioner. The application of herbicides shall be in compliance with all state and federal laws and regulations under the prescription of a Pest Control Adviser and implemented by a licensed applicator. Where manual and/or mechanical methods are used, disposal of the plant debris shall follow the regulations set by the County agriculture commissioner. The timing of the weed control treatment shall be determined for each plant species in consultation with the Pest Control Adviser, the County agriculture commissioner, and the California Invasive Plant Council, with the goal of controlling populations before they start producing seeds. A manual weeding program shall be implemented on the manufactured slope adjacent to the Preserve to control weeds that are likely to be encouraged by irrigation within the 100-foot Preserve edge/fuel modification zone. Weed control efforts shall occur quarterly or as needed to prevent weeds on the manufactured slopes from moving into the adjacent Preserve. Either the homeowner's association or County's landscape monitoring firm shall be responsible to check the irrigated slopes during plant establishment to verify that excessive runoff does not occur and that any weed infestations are controlled. During Proposed Project operation, all recreational areas that use chemicals or animal by-products, such as manure, that are potentially toxic or impactive to sensitive habitats or plants shall incorporate best management practices on site to reduce impacts caused by the application and/or drainage of such materials into the Otay Ranch Resource Management Plan Preserve. In addition, use of rodenticides will not be allowed within the 100-foot Preserve edge.	(1) The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings for any development phase. (2) Upon establishment of the use, the conditions of the Preserve Edge Plan shall be complied with for the term of this permit.	(1) The *[DPW, PDCI*] shall make sure that the construction contractor complies with this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition. (2) The *[PDS, PCC]* shall verify that measures have been implemented pursuant to the approved Preserve Edge Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Preserve Edge Plan for compliance with this measure as part of the construction monitoring requirement.	County of San Diego			

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M-BI-18 Noise. Uses in or adjacent to the Otay Ranch Resource Management Plan (RMP) Preserve with impacts that are not reduced through implementation of the Preserve Edge Plan shall be designed to minimize potential noise impacts to surrounding wildlife species by constructing berms or walls adjacent to commercial areas and any other uses, such as community parks, that may introduce noises that could impact or interfere with wildlife use of the Otay Ranch RMP Preserve. Construction-related activities that are excessively noisy (e.g., clearing, grading, grubbing, or blasting) adjacent to breeding/nesting areas shall incorporate noise-reduction measures (described below) or be curtailed during the breeding/nesting season of sensitive bird species. There shall be no construction-related activities allowed during the breeding season of migratory birds or raptors (January 15 through August 31) or coastal California gnatcatcher (February 15 through August 31). The Director of Planning & Development Services may waive this condition, through written concurrence from the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife (i.e., Wildlife Agencies), provided that no nesting or breeding birds are present within 300 feet of the construction activities (500 feet for raptors) based on a preconstruction survey. If construction-related activities that are excessively noisy (e.g., clearing, grading, grubbing, or blasting) occur during the period of February 15 through August 31, a County of San Diego (County)-approved biologist shall conduct preconstruction surveys in suitable nesting habitat adjacent to the construction area to determine the location of any active nests in the area. If the habitat is suitable for raptors, the survey area shall extend to 500 feet from the impact area, and if the habitat is suitable only for nesting by non-listed and non-raptor avifauna, the survey area shall extend 50 to 300 feet from the impact area, depending on the habitat type. The survey shall begin not more than 3 days prior to the beginning of construction activities. If nesting birds are detected by the biologist, the following buffers shall be established: (1) no work within 50 feet of a non-listed and non-raptor avifauna nest; (2) no work within 300 feet of a federally or state-listed species, such as coastal California gnatcatcher; and (3) no work within 500 feet of a raptor nest. The buffer shall be flagged in the field and mapped on the construction plans. To the extent possible, the non-construction buffer zones shall be avoided until the nesting cycle is complete. However, it may be reasonable for the County to reduce these buffer widths depending on site conditions (e.g., the width and type of screening vegetation) or the existing ambient level of activity (e.g., existing level of human activity within the buffer distance). If construction-related activities must take place within these buffer widths, the Proposed Project applicant or its designee shall contact the County to determine how to best minimize impacts to nesting birds. Specific to coastal California gnatcatcher and nesting raptors, construction-related noise levels in coastal California gnatcatcher-occupied habitat within 500 feet of construction activity shall not exceed 60 A-weighted decibels equivalent continuous sound level (dBA Leq) or preconstruction ambient noise levels, whichever is greater. Proposed Project construction within 500 feet of occupied habitat shall occur outside of the breeding season, if possible. If necessary, construction activities during the breeding season shall be managed to limit noise levels in occupied habitat within 500 feet of the site, or noise attenuation measures, such as temporary sound walls, shall be implemented to reduce noise levels below 60 dBA Leq or below existing ambient noise levels, whichever is greater.	(1) Prior to approval of any plan or issuance of any permit, and/or prior to use of the premises in reliance of this permit the Plan shall be approved for any development phase. (2) The Nest Monitoring Logs shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction. Prior to approval of the first Final Map and preconstruction conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. If sound walls or barriers are required, the barrier shall be installed prior to Preconstruction Conference, and prior to any clearing,	(1) The *[PDS, PPD]* shall review the Blasting and Monitoring Plan for compliance with the content guidelines, the Blasting and Monitoring Plan, County Noise Ordinance, and this condition. (2) The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter. If a sound wall or barrier is required, the [*PDS, PCC*] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant or its designee. (3) The [*DPW, PDCI*] shall make sure that the grading contractor complies with this condition. The [*DPW, PDCI*] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition. (4) The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition. (5) The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.	County of San Diego			

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	grubbing, trenching, grading, or any land disturbances, and shall remain for the duration of the potential noise impact. (3) The following actions shall occur throughout the duration of construction for any development phase. (4) The following actions shall occur throughout the duration of the grading construction for each development phase. (5) The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase.					
M-BI-19 Fire Protection. To minimize the potential exposure of the Project Area to fire hazards, all features of the Fire Protection Plan for Otay Ranch Village 14 and Planning Areas 16/19 shall be implemented in conjunction with development of the Proposed Project.	(1) Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the property shall enter into a fire and emergency services agreement with the SDCFA in accordance with the above documentation. (2) Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded for each phase in which the	(1) The County Fire Marshal shall review the submitted documentation. If, upon review, PDS determines the documentation demonstrates conformance with this condition, the PDS shall approve the documentation and deem the condition satisfied. (2) The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant or its designee for signature and subsequent recordation. Upon Recordation of the easements *[DGS, Real Property Division]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition. (3) The [*PDS, PCC*] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan.	County of San Diego SDCFA			

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	LBZ is located. (3) Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit.	The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements. (4) The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the Fire Protection Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. The San Diego Fire Authority shall be responsible for the long-term implementation and acceptance of the third-party annual fire maintenance report for the fuel modification zones and limited building zones. During construction, the Project Biologist shall review fire protection measures for compliance with this measure as part of the construction monitoring requirement.				
M-BI-20 Lighting. Lighting of all developed areas adjacent to the Otay Ranch Resource Management Plan Preserve shall be directed away from the Preserve, wherever feasible and consistent with public safety. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the Preserve and sensitive species from night lighting. Consideration shall be given to the use of low-pressure sodium lighting	(1) The Lighting Plan(s) shall be approved concurrent with any improvement plans adjacent to the RMP Preserve Edge.	(1) The County inspector shall review the Lighting Plan for compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit.	County of San Diego			
M-BI-21 Federal and State Agency Permits. Prior to impacts occurring to U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) (collectively, the Resource Agencies) jurisdictional aquatic resources, the Proposed Project applicant or its designee shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and CDFW Fish and Game Code 1600 Streambed Alteration Agreement. The overall ratio of wetland/riparian habitat mitigation shall be 3:1. Impacts shall be mitigated at a 1:1 impact-to-creation ratio by either the creation, or purchase of credits for the creation, of jurisdictional habitat of similar functions and values. An addition 2:1 enhancement-to-impact ratio shall be required to meet the overall 3:1 impact-to-mitigation ratio for impacts to wetlands/riparian habitat. Impacts to unvegetated and ephemeral stream channels shall occur at a 1:1 impact-to-creation ratio. A suitable mitigation site shall be selected and approved by the Resource Agencies during the permitting process. If mitigation is proposed to occur within the Project Area or within the additional off-site areas needed for conveyance, then a Wetlands Mitigation and Monitoring Plan shall be prepared. Prior to issuance of land development permits, including clearing, grubbing, and grading permits for activities that would impact jurisdictional aquatic resources, the Proposed Project applicant shall prepare a Wetlands Mitigation and Monitoring Plan to the satisfaction of the Director of Planning & Development Services (or his/her designee), the Director of Parks and Recreation, ACOE, RWQCB, and CDFW. The Conceptual Wetlands Mitigation and Monitoring Plan shall, at a minimum, prescribe site preparation, planting, irrigation, and a 5-year maintenance and monitoring program with qualitative and quantitative evaluation of the revegetation effort and specific criteria to determine successful revegetation.	(1) Consultation and permits must be obtained prior to the approval or issuance of the first grading permit, and prior to any grading, clearing, or other disturbance which may impact jurisdictional resources. Phasing of wetland permits may be permissible at the discretion of the respective resource agencies (i.e. ACOE, RWQCB, and CDFW) with written consent.	(1) The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.	County of San Diego USACOE RWQCB CDFW			

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Cultural Resources						
M-CR-1 Temporary Fencing - To prevent inadvertent disturbance of archaeological sites within the avoidance areas (open space), temporary fencing shall be installed where resources are located within 50 feet of the ADI. The temporary fencing shall include the following requirements: 1. Prior to the commencement of any grading and/or clearing in association with the grading and/or improvement plan, temporary orange construction fencing shall be placed to protect archaeological sites from inadvertent disturbance within the avoidance areas (open space) and the unimpacted portions of sites outside of the ADI during earth-disturbing activities. Temporary fencing shall be installed prior to the pre-construction meeting and any clearing, grubbing, trenching, grading, or land disturbances; remain for the duration of earth-disturbing activities; and include the following: • Temporary fencing is required in all locations of the Proposed Project where proposed grading or clearing is within 50 feet of any archaeological site within avoidance areas (open space) or the unaffected portions of sites outside of the ADI. o The placement of such fencing shall be approved by the County of San Diego (County). Upon approval, the fencing shall remain in place until the conclusion of grading activities, after which the fencing shall be removed. o Installation of temporary fencing shall require the presence of monitor(s) (Archaeological & Native American) pursuant to M-CR-2.	(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. (2) The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase.	(1) The [PDS, PPD] shall review the signed and stamped statement for compliance this condition. (2) The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.	County of San Diego			
M-CR-2 Archaeological Monitoring - To mitigate for potential impacts to undiscovered buried archaeological resources in the Project Area, an archaeological monitoring program and potential data recovery program shall be implemented pursuant to the County of San Diego's Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources and the California Environmental Quality Act (CEQA) and shall include the following requirements: a. Pre-Construction • The Project Applicant shall contract with a County approved archaeologist to perform Archaeological Monitoring. The Project Archaeologist shall contract with a Kumeyaay monitor to conduct Native American monitoring for the Proposed Project. • The pre-construction meeting shall be attended by the project Archaeologist, the Kumeyaay Native American monitor. b. Construction • Monitoring. Both the project archaeologist and Kumeyaay Native American monitor are to be on site during all earth-disturbing activities. The frequency and location of monitoring of native soils shall be determined by the project archaeologist and the Kumeyaay Native American monitor. The project archaeologist and the Kumeyaay Native American monitor shall evaluate fill soils to ensure that they are negative for cultural resources. • Inadvertent Discoveries: o The project archaeologist and the Kumeyaay Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery. o The Project Archaeologist shall contact the County Archaeologist. o The Project Archaeologist, in consultation with the County Archaeologist and the Kumeyaay Native American monitor, shall determine the significance of discovered resources. o Construction activities shall be allowed to resume after the County Archaeologist has agreed with the significance evaluation. o Isolates and non-significant deposits shall be minimally documented in the field. If the isolates and non-significant deposits are not be collected by the project archaeologist, the Kumeyaay Native American monitor may collect the cultural material for transfer to a tribal	(1) Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. (2) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. (3) The following actions shall occur throughout the duration of the earth disturbing activities. (4) Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed for each development phase. (5) Prior to any occupancy, final	(1) *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, PPD]* for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit. (2) The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist. (3) The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant or its designee fails to comply with this condition. (4) [PDS, PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed. (5) [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW,	County of San Diego			

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curation facility or repatriation program. o If cultural resources are determined to be significant, a research design and data recovery program shall be prepared by the project archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of sacred sites, to cap identified sacred sites or unique cultural resources and to place development over the cap if avoidance is infeasible; and to perform data recovery for non-unique cultural resources. The preferred option is preservation (avoidance). 1. Human Remains. • The property owner or their representative shall contact the County coroner and the County Planning & Development Services staff archaeologist. • Upon identification of human remains, no further disturbance shall occur in the area of the find until the County coroner has made the necessary findings as to origin. • If the remains are determined to be of Native American origin, the most likely descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the property owner or their representative to determine proper treatment and disposition of the remains. • The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by California Public Resources Code, Section 5097.98, has been conducted. • California Public Resources Code, Section 5097.98; CEQA Guidelines, Section 15064.5; and California Health and Safety Code, Section 7050.5, shall be followed in the event that human remains are discovered. 2. Rough Grading • Upon completion of rough grading, a monitoring report identifying whether resources were encountered shall be prepared. A copy of the monitoring report shall be provided to any culturally affiliated tribe that requests a copy. e. Final Grading • A final report substantiating that earth-disturbing activities are completed and whether cultural resources were encountered shall be prepared. A copy of the final report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated tribe that requests a copy. f. Disposition of Cultural Material. The final report shall include: • Evidence that all prehistoric materials have been curated at a San Diego curation facility or tribal curation facility that meets federal standards according to Title 36, Part 79, of the Code of Federal Regulations or alternatively have been repatriated to a culturally affiliated tribe. • Evidence that historic materials have been curated at a San Diego curation facility that meets federal standards according to Title 36, Part 79, of the Code of Federal Regulations.	grading release, or use of the premises in reliance of this permit, the final report shall be prepared for each development phase.	PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant or its designee.				
M-CR-3 Data Recovery - To mitigate potential impacts to the eastern portion of sites CA-SDI-12397 and CA-SDI-12373, a phased data recovery program shall be implemented prior to construction by a County of San Diego (County)–approved archaeologist. The phased data recovery (prepared as a separate document) would involve either surface collection and curation/repatriation to prevent looting (CA-SDI-12373 (Locus A), or excavation of a series of shovel test pits (STPs) to identify subsurface deposits and then excavation of control units (CUs) within those areas where subsurface deposits are identified. The number of CUs to be excavated would depend on the quantity and variety of artifacts and features identified and the presence/absence of a midden deposit because the data potential of the site is contained within those components of the site.	(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. (2) The following actions shall occur	(1) The [PDS, PPD] shall review the final data recovery program report for compliance with this condition. (2) The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist	County of San Diego			

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Archaeological materials recovered during the data recovery efforts shall be cleaned, sorted, cataloged, and analyzed following standard archaeological procedures and shall be documented in a data recovery report. Upon completion of fieldwork, the County-approved archaeologist shall submit a letter report summarizing the field work efforts and stating that the scientifically significant sample of the site has been recovered. Upon approval from the County archaeologist, construction may begin at this location.	throughout the duration of the earth disturbing activities.	or applicant or its designee fails to comply with this condition.				
Geology and Soils						
M-GE-1 Prior to issuance of a grading permit, a final geotechnical report shall be prepared by a registered civil or geotechnical engineer. The report shall include any additional field efforts, including borings, sampling, and associated laboratory testing, to determine whether liquefaction, rockfall, landslides, and/or expansive soils are concerns for the Proposed Project. The report shall specify foundation designs that are adequate to preclude substantial damage to the proposed structures due to liquefaction. Mapping and evaluation of hard rock slopes shall be performed by an engineering geologist prior to and during site development. The report shall be submitted with the building plans, and all recommendations of the report shall be incorporated into the design of the buildings. Measures developed in the geotechnical report shall be based on site-specific conditions. Measures would likely include the following, which are provided as examples only: <u>Liquefaction</u> • Deposits of concern shall be over-excavated and recompacted. • Deposits of concern shall be replaced with engineered fill. • Fill shall be surcharged (temporary overloading with fill) to facilitate settlement. • Densification of deposits of concern shall be performed in place, potentially including any combination of placement of vibra-stone columns and use of wick and blanket drains, compaction grouting, and dynamic compaction. • Subdrains shall be incorporated. <u>Rockfall</u> Impacts related to rockfall are not anticipated; therefore, this example measure would only apply if unforeseen rockfall hazards are encountered during the clearing, grubbing, and grading stages of construction: • Scaling of the slope faces shall occur. • Construction of catchment areas or debris fences shall occur. • Removal of precariously situated boulders shall occur. <u>Landslides</u> Impacts related to landslides are not anticipated; therefore, this example measure would only apply if unforeseen landslides are encountered during the clearing, grubbing, and grading stages of construction: Design features to reduce the potential effects of landslides shall include remedial grading and removal of landslide debris or slope stabilization in the areas of proposed development. In areas where landslide debris would be left in place, the construction of buttress fills shall be required to mitigate the potential for instability of cut slopes composed of landslide debris. <u>Expansive Soil</u> Highly expansive soils (typically the upper 3 feet below finish grade) shall be removed and replaced with soils with low expansion potential, lime treatment shall be applied, or moisture conditioning shall occur, in accordance with the standards contained within the then-current edition of the California Building Code. Concrete slabs shall be used in structure foundations, as necessary.	(1) Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.	(1) [PDS] shall review the geotechnical findings for compliance with this measure.	County of San Diego			

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Greenhouse Gas Emissions						
M-GHG-1 - As to construction greenhouse gas (GHG) emissions, prior to the County of San Diego's (County) issuance of each grading permit, the Proposed Project applicant or its designee shall purchase and retire carbon offsets in a quantity sufficient to offset 100% of the Proposed Project's construction emissions (including sequestration loss from vegetation removal) associated with each such grading permit, consistent with the performance standards and requirements set forth below. First"carbon offset" shall mean an instrument issued by any of the following: (i) the Climate Action Reserve, the American Carbon Registry, and Verra (previously, Verified Carbon Standard); (ii) any registry approved by the California Air Resources Board (CARB) to act as a registry under the state's cap-and-trade program; or (iii) if no registry is in existence as identified in options (i) and (ii), above, then any other reputable registry or entity that issues carbon offsets that is acceptable to the Director of the Planning & Development Services Department. Prior to use of option (iii), it shall be demonstrated that the other reputable registry or entity follows accounting, quantification and monitoring protocols, as well as eligibility and procedural performance standards, that are comparable to those used by the registries identified in option (i). Second, any carbon offset used to reduce the Proposed Project's GHG emissions shall be a carbon offset that represents the past reduction or sequestration of one metric ton of carbon dioxide equivalent that is "not otherwise required" (CEQA Guidelines Section 15126.4(c)(3)). Third, "Proposed Project applicant" shall mean Jackson Pendo Development Company or its designee. Fourth, as to construction and from vegetation removal GHG emissions, prior to the County's issuance of each grading permit, the Proposed Project applicant or its designee shall provide evidence to the satisfaction of the Director of the Planning & Development Services Department (PDS) that the Proposed Project applicant has purchased and retired carbon offsets in a quantity sufficient to offset 100% of the construction GHG emissions and sequestration loss from vegetation removal generated by the Proposed Project, as associated with each such grading permit. The emissions reduction obligation associated with each grading permit shall be calculated by reference to the certified environmental impact report's Greenhouse Gas Emissions Technical Report (Appendix 2.7-1), which determined total construction-related emissions as equaling 22,760 metric tons of carbon dioxide equivalent (MT CO_2e). This would increase to 22,769 MT CO_2e if the Proctor Valley Road North Option is selected. Fifth, the purchased carbon offsets used to reduce construction and vegetation removal GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (California Health & Safety Code Section 38562(d)(1)). Sixth, the Proposed Project applicant or its designee shall demonstrate, to the satisfaction of the Development Services Director, that the following geographic priorities for carbon offsets have been met: (1) off-site within the unincorporated areas of the County of San Diego; (2) off-site within the County of San Diego; (3) off-site within California; (4) off-site within the United States; and (5) off-site internationally. As listed, geographic priorities would focus first on local reduction features (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over benefits related to air quality criteria pollutant reductions within the San Diego Air Basin, and to aid in San Diego County jurisdictions' efforts to meet their GHG reduction goals. The Proposed Project applicant or its designee shall first pursue offset projects and programs locally within unincorporated areas of the County of San Diego to the extent such offset projects and programs are financially competitive in the global	(1) Prior to approval of any grading plan and the issuance of any construction permit.	(1) The [*DPW, PDCI*] shall make sure that the project applicant or its designee complies with this measures. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the project applicant or its designee fails to comply with this measure.	County of San Diego			

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offset market. The Proposed Project applicant or its designee shall submit proof to the County that offsets are unavailable and/or fail to meet the feasibility factors defined in CEQA Guidelines Section 15364 in a higher priority category before seeking offsets from the next lower priority category.						
M-GHG-2 As to operational greenhouse gas (GHG) emissions, prior to the County of San Diego's (County) issuance of building permits for each implementing Site Plan ("D" Designator), the applicant or its designee shall purchase and retire carbon offsets for the incremental portion of the Proposed Project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational greenhouse gas (GHG) emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements set forth below. First, "carbon offset" shall have the same meaning as set forth in M-GHG-1. Second, any carbon offset used to reduce the Proposed Project's GHG emissions shall be a carbon offset that represents the past reduction or sequestration of 1 metric ton of carbon dioxide equivalent that is "not otherwise required" (CEQA Guidelines Section 15126.4(c)(3)). Third, "the Proposed Project applicant" shall have the same meaning as set forth in M-GHG-1. Fourth, as to operational emissions, prior to the County of San Diego's issuance of building permits for each implementing Site Plan ("D" Designator), the Proposed Project applicant or its designee shall provide evidence to the satisfaction of the Director of Planning & Development Services Department (PDS) that it has purchased and retired carbon offsets for the incremental portion of the Proposed Project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from the incremental amount of development to net zero. The "project life" is 30 years. This methodology is consistent with the 30-year project life time frame used by the South Coast Air Quality Management District's GHG guidance (SCAQMD 2008). The emissions reduction obligation associated with each building permit shall be calculated by reference to the certified environmental impact report's (EIR) Greenhouse Gas Emissions Technical Report (Appendix 2.7-1), which determined total operational-related emissions as equaling 16,159 metric tons of carbon dioxide equivalent (MT CO_2e) annually, which equates to 484,770 MT CO_2e over 30 years. Fifth, the purchased carbon offsets used to reduce operational GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (California Health & Safety Code Section 38562(d)(1)). Sixth, the amount of carbon offsets required for each implementing Site Plan shall be based on the GHG emissions with the implementing Site Plan, and shall include operational GHG emissions as identified in the approved Greenhouse Gas Emissions Technical Report. Seventh, each implementing Site Plan shall include a tabulation that identifies the overall carbon offsets required to mitigate the entire Proposed Project's GHG emissions, and shall identify the amount of carbon offsets purchased to date, as well as the remaining carbon offsets required to reduce the Proposed Project's emissions to net zero. Such tabulation and tracking shall be to the satisfaction of the Director of PDS. For clarity, the following example is provided to illustrate the Proposed Project's operational GHG emissions purchase and retirement strategy. If 100 single-family residential units are proposed to be developed in conjunction with an implementing Site Plan ("D" Designator), GHG emissions for those land uses would be calculated and carbon offsets for those emissions would be secured for a 30-year period. To facilitate	1. Prior to the County of San Diego's (County) issuance of building permits for each implementing Site Plan	1. The [*DPW, PDCI*] shall make sure that the project applicant or its designee complies with the GHG requirements of this measure. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the project applicant or its designee fails to comply with this measure.	County of San Diego			

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implementation of this strategy, the Proposed Project's total emissions have been allocated on a per dwelling unit basis; this methodological approach ensures that, when each dwelling unit is developed, the emissions from the Proposed Project's resident-serving non-residential facilities will also be offset. Thus, the 100-single family-residential units contemplated by this example would be multiplied by 15.81 MT CO_2e/dwelling unit (total project emissions / total # of dwelling units = 16,159 MT CO_2e /yr / 1,022 dwelling units = 15.81 MT CO_2e /yr/DU). This value would then be multiplied by 30, to calculate the total carbon offsets required for that phase of development (e.g., 100 single-family residential units × 15.81 MT CO_2e /du × 30 = 47,430 MT CO_2e of carbon offsets). Eighth, this EIR acknowledges that the Proposed Project's GHG emissions estimates are conservative because the Proposed Project's GHG emissions are expected to decrease beyond the estimates presented in the EIR's analysis, in part, due to reasonably foreseeable improvements in fuel efficiency, vehicle fleet turnover, technological improvements related to transportation and energy, and updates to emissions models and methodologies. Thus, subject to County oversight, and the processes described below, the operational emission estimates that govern implementation of this Proposed Project are subject to a "true up" at the election of the Proposed Project applicant (as defined above) or its designee and subject to the satisfaction of the County's Board ofSupervisors, as considered pursuant to a noticed public hearing process that accords with applicable legal requirements, including those set forth in CEQA for the post-approval modification of mitigation implementation parameters. Specifically, if the Project applicant elects to process a "true-up" exercise subsequent to the County's certification of the Final EIR and approval of the Proposed Project, the Proposed Project applicant shall provide an operational GHG emissions inventory of the Proposed Project's operational emissions for the "true up" operational conditions, including emissions from mobile sources, energy, area sources, water consumption, and solid waste. Subject to the satisfaction of the Board of Supervisors, these calculations shall be conducted using a County-approved model and/or methodology and must validate the continuing adequacy of modeling inputs used in the EIR that are not proposed to be altered as part of the "true-up" exercise. The inclusion of the validation requirement ensures that any updated operational GHG emissions inventories for the Project fully account for then-existing information that is relevant to the emissions modeling. Alternatively, the Proposed Project applicant may purchase all carbon offset credits to reduce operational GHG emissions at issuance of the first building permit. The "true up" operational GHG emissions inventory, if conducted, will be provided in the form of a project-specific Updated Emissions Inventory and Offset Report to the County's Board of Supervisors (or its designee) prior to the issuance of building permits for the next build-out phase. The subject technical documentation shall be prepared by a County-approved, qualified air quality and greenhouse gas technical specialist. In all instances, substantial evidence must confirm that any reduction to the total carbon offsets value as identified in the certified Final EIR for the Proposed Project is consistent with the Proposed Project commitment to achieve and maintain carbon neutrality (i.e., net zero emissions) for the 30-year life of the Proposed Project. Ninth, the Proposed Project applicant or its designee shall demonstrate, to the satisfaction of the Development Services Director, that the following geographic priorities for carbon offsets have been met: (1) off-site within the unincorporated areas of the County of San Diego; (2) off-site within the County of San Diego; (3) off-site within California; (4) off-site within the United States; and (5) off-site internationally. As listed, geographic priorities would focus first on local reduction features (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-						

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over benefits related to air quality criteria pollutant reductions within the San Diego Air Basin, and to aid in San Diego County jurisdictions' efforts to meet their GHG reduction goals. The Proposed Project applicant or its designee shall first pursue offset projects and programs locally within unincorporated areas of the County of San Diego to the extent such offset projects and programs are financially competitive in the global offset market. The Proposed Project applicant or its designee shall submit proof to the County that offsets are unavailable and/or fail to meet the feasibility factors defined in CEQA Guidelines Section 15364 in a higher priority category before seeking offsets from the next lower priority category.						
M-GHG-3 Prior to the issuance of residential building permits, the applicant or its designee shall provide evidence to the County of San Diego that the design plans for residential structures include electrical outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.	(1) Prior to issuance of residential building permits	(1) Project Applicant shall submit building plans to the County for review and approval.	County of San Diego			
M-GHG-4 To reduce greenhouse gas emissions, the applicant or its designee shall provide evidence to the County of San Diego that the following project design features identified for the Proposed Project herein will be implemented: PDF-AQ/GHG-1, PDF-AQ/GHG-2, PDF-AQ/GHG-3, PDF-AQ/GHG-4, PDF-AQ/GHG-5, PDF-AQ/GHG-6, PDF-AQ/GHG-7, PDF-AQ/GHG-8, PDF-AQ/GHG-9, PDF-AQ/GHG-10, PDF-TR-1, PDF-UT-1, PDF-UT-2, PDF-UT-3, PDF-UT-4 and PDF-UT-5.	See below	See below	See below			
		Noise				
M-N-1 The single-family residential lots shown in Figure 2.8-4 with rear- or side-yard exposures adjacent to Proctor Valley Road shall include minimum 6-foot-high solid noise barriers along the exposure. The noise barriers may be constructed as a wall or berm, or a combination of both. The materials used in construction of the barrier shall have a minimum surface density of 4 pounds per square foot. They may consist of masonry material, 0.625-inch-thick Plexiglas, 0.25-inch-thick plate glass, or a combination of these materials. The barriers must be designed so there are no openings or cracks.	(1) Prior to issuance of residential building permits	(1) Project Applicant shall submit building plans to the County detailing construction material for review and approval	County of San Diego			
M-N-2 Prior to issuance of building permits (and after preparation of detailed building plans) for proposed single-family residential units directly adjacent to Proctor Valley Road, as shown in Figure 2.8-4, the building permit applicant or its designee shall demonstrate that interior noise levels will not exceed the applicable County of San Diego noise ordinance standard of 45 dBA CNEL for the subject land use. In addition to the installation of sound walls that shall be constructed under mitigation measure M-N-1, it is anticipated that compliance with the applicable standard shall be achieved by structure setbacks, acoustically rated windows and doors, and/or air conditioning or equivalent forced air circulation to allow occupancy with closed windows, which, for most construction, would provide sufficient exterior-to-interior noise reduction. A supplemental acoustical study shall be prepared to demonstrate and verify that interior noise levels will be below 45 dBA CNEL within habitable residential rooms. Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases for the single-family residential units directly adjacent to Proctor Valley Road. Timing: A Noise Restriction Easement shall be dedicated to the Final Map, required prior to issuance of building permits for development of on-site single-family residential units directly adjacent to Proctor Valley Road, and after detailed building plans are available and model numbers/types have been sited on a precise grading plan. Enforcement: County of San Diego	(1) Prior to approval of the Final Map.	(1) The [PDS, LDR] shall verify that the easement in indicated on the map as specified and recorded.	County of San Diego			
M-N-3 Prior to the issuance of any building permit for stationary noise-generating equipment such as heating, ventilation, and air conditioning (HVAC) systems, the Proposed Project applicant or its designee shall prepare a supplemental acoustical study of the proposed stationary noise sources associated with the HVAC systems for submittal to the County of San Diego (County) for review and approval. Best engineering practices shall be implemented, and the placement of noise-generating equipment and shielding shall be considered when installing stationary noise sources associated with HVAC systems. The acoustical study shall identify noise-generating equipment and predict noise levels from identified equipment at the applicable property lines. Where predicted noise levels would exceed those levels deemed acceptable as established by the County's Noise Ordinance,	(1) Prior to issuance of building permits	(1) Supplemental acoustic study shall be prepared noise sources associated with the HVAC systems that detail best practices and measures to reduce noise levels to comply with Section 36.404/	County of San Diego			

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Section 36.404, the acoustical study shall identify mitigation measures shown to effectively reduce noise levels (e.g., enclosures, barriers, site orientation) to comply with Section 36.404. Such mitigation measures shall be implemented by the applicant or its designee prior to issuance of any building permits. Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases. Timing: Prior to issuance of building permits Enforcement: County of San Diego						
M-N-4 The Proposed Project applicant or its designee shall take those steps necessary to ensure that construction equipment is properly maintained and equipped with noise-reduction intake, exhaust mufflers, and engine shrouds in accordance with manufacturer recommendations. Equipment engine shrouds shall be closed during equipment operation.	(1) Prior to issuance of grading permit (2) Ongoing during construction phase	(1) The [DPW, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this measure. (2) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to com ply with this measure.	County of San Diego			
M-N-5 The Proposed Project applicant or its designee shall take those steps necessary to ensure that, whenever feasible, electrical power shall be used to run air compressors and similar power tools.	(1) Prior to issuance of grading permit (2) Ongoing during construction phase	(1) The [DPW, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this measure. (2) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to com ply with this measure.	County of San Diego			
M-N-6 The Proposed Project applicant or its designee shall take those steps necessary to ensure that equipment staging areas are located as far as feasible from occupied residences and schools.	(1) Prior to issuance of grading permit (2) Ongoing during construction phase	(1) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to com ply with this measure. (2) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to com ply with this measure.	County of San Diego			
M-N-7 The Proposed Project applicant or its designee shall take those steps necessary to ensure that for construction activities on and off the Project Area, noise attenuation techniques are employed to ensure that noise levels remain below 75 dBA L_{eq} at existing noise-sensitive land uses. Such techniques shall include use of sound blankets on noise-generating equipment and construction of temporary sound barriers adjacent to construction sites near affected uses to achieve noise levels below 75 dBA L_{eq}. Implementation: Applicant, or its designee, and primary contractor(s) of all Proposed Project phases involving construction Timing: Prior to and during Proposed Project construction Enforcement: County of San Diego	(1) Prior to and during Proposed Project construction	(1) The [DPW, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this measure. (2) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to com ply with this measure.	County of San Diego			
M-N-8 Prior to approval of the grading permit issued for any portion of the Project Area, the Proposed Project applicant or its designee shall direct that the designated contractor prepare a blasting and monitoring plan with an estimate of noise and vibration levels of each blast at noise-sensitive land uses within 1,000 feet of each blast. Where potential exceedance of either the County of San Diego's (County) Noise Ordinance or the City of Chula Vista's Noise Control Ordinance is identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410; the Chula Vista Noise Control Ordinance, Chapter 19.68; and the vibration-level limits of 1 inch per second peak particle velocity. Such measures shall be implemented by the Proposed Project applicant or its designee prior to the issuance of the grading permit. Additionally, Proposed Project phases involving	(1) Prior to approval of any plan or issuance of any permit, and/or prior to use of the premises in reliance of this permit the Plan shall be approved.	(1) The [PDS, PPD] shall review the Blasting and Monitoring Plan for compliance with the content guidelines, the Blasting and Monitoring Plan, County of San Diego Noise Ordinance, and this measure.	County of San Diego			

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blasting shall conform to the following requirements: • Blasting activities shall be performed by a blast contractor and blasting personnel licensed to operate in the County. • Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundborne vibration accelerometer that is located outside the closest residence to the blast and is approved by the County. Blasting shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines, Section 4.3. Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases involving blasting Timing: Prior to and during Proposed-Project-related blasting activities Enforcement: County of San Diego						
M-N-9 Prior to approval of the grading permit for any portion of the Proposed Project, the Proposed Project applicant or its designee shall take those steps necessary to ensure that on-site rock-crushing facilities are located a minimum of 250 feet from the property line of occupied residences or other noise-sensitive uses. Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases involving rock crushing. Timing: Prior to and during Proposed Project related rock-crushing activities. Enforcement: County of San Diego	The following actions shall occur throughout the duration of the rock crushing and drilling activities.	1. The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this measure. The [DPW, PCDI] shall contact the [PDS, PCC] if the applicant fails to comply with this measure.	County of San Diego			
M-N-10 Prior to beginning construction of any Proposed Project component within 300 feet of an existing or future occupied residence, the Proposed Project applicant or its designee shall require preparation of a Vibration Monitoring Plan (VMP) for submittal to the County of San Diego (County) noise control officer for review and approval. At a minimum, the VMP shall require data to be sent to the County noise control officer or designee on a weekly basis or more frequently as determined by the noise control officer. The data shall include vibration-level measurements taken during the previous work period. In the event that the County noise control officer determines there is reasonable probability that future measured vibration levels would exceed allowable limits, the County noise control officer or designee shall take the necessary steps to ensure that future vibration levels do not exceed such limits, including suspending further construction activities that could result in excessive vibration levels, until either alternative equipment or alternative construction procedures can be used that generate vibration levels that do not exceed 0.004 inches per second root mean square (RMS) or 0.1 inches per second peak particle velocity (PPV) at the nearest residential structure. Construction activities not associated with vibration generation could continue. The VMP shall be prepared and administered by a County-approved noise consultant. In addition to the data described previously, the VMP shall include the location of vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures. A description of these plan components is as follows: Location of Vibration Monitors: The VMP shall indicate monitoring locations, including the location of measurements to be taken at construction site boundaries and at nearby residential properties. Vibration Instrumentation: Vibration instrumentation shall be capable of measuring maximum unweighted RMS and PPV levels triaxially (in three directions) over a frequency range of 1 to 100 Hertz. The vibration instrumentation shall be set to automatically record daily events during working hours, and to record peak triaxial PPV values in 5-minute-interval histogram plots. The method of coupling the geophones to the ground shall be described and included in the VMP. The vibration instrumentation shall be calibrated within 1 year prior to the measurement, and a certified laboratory conformance report shall be included in the VMP.	The following actions shall occur through the duration of the grading construction	(1) The [DPW, PDCI] shall make sure that the grading contractor complies with the vibration control measures of this measure. The [DPW, PCDI] shall contact the [PDS, PCC] if the applicant fails to comply with this measure.	County of San Diego			

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Data Acquisition: The information to be provided in the data reports shall include, at a minimum, daily histogram plots of PPV versus time of day for three triaxial directions, and maximum peak vector sum PPV and maximum frequency for each direction. The reports shall also identify the construction equipment in operation during the monitoring period, and their locations and distances to vibration measurement locations. Exceedance Notification and Reporting Procedures: The VMP shall include a description of the notification of exceedance and reporting procedures, and the follow-up procedures taken to reduce vibration levels to below the allowable limits. Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases involving the use of heavy construction equipment within 300 feet of existing or future occupied residences. Timing: Prior to and during construction activities Enforcement: County of San Diego						
Transportation and Traffic						
M-TR-1: Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary (Project-Specific Impact, City of Chula Vista): The Proposed Project applicant, or its designee, *shall coordinate with the City of Chula Vista* to widen the roadway segment of Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary from a two-lane roadway to a Class I Collector prior to issuance of a building permit for the 1,229th equivalent dwelling unit (EDU). (This mitigation measure applies under Existing Plus Project Build-Out (Impact TR-1), Year 2025 (Impact TR-3), Year 2030 Cumulative Conditions (Impact TR-5), and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property (Impact TR-8). Under the Year 2025, Year 2030, and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, the building permit threshold is the 563rd EDU.)	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego City of Chula Vista			
M-TR-2: Intersection at SR-94 and Lyons Valley Road (Direct Impact, Cumulative Impact, Caltrans Facility: The Proposed Project applicant, or its designee, *shall coordinate with Caltrans* to install a traffic signal at the intersection of SR-94 and Lyons Valley Road prior to issuance of a building permit for the 741st EDU. (This mitigation measure applies under Existing Plus Project Build-Out (Impacts TR-9), Year 2025 (Impacts TR-11), Year 2030 Cumulative Condition (Impacts TR-13), and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property (Impacts TR-15).)	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego Caltrans			
M-TR-3: Intersection at Northwoods Drive/Agua Vista Drive and Proctor Valley Road (Project-Specific Impact, City of Chula Vista): The Proposed Project applicant, or its designee, shall *coordinate with the City of Chula Vista* to install a traffic signal at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road prior to issuance of a building permit for the 660th EDU. (This mitigation measure applies under Existing Plus Project Build-Out (Impacts TR-10), Year 2025 (Impacts TR-12), Year 2030 Cumulative Conditions (Impacts TR-14), and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property (Impacts TR-24). Under the Year 2025, Year 2030 Cumulative Conditions, and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, the threshold is the 287th EDU.)	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego City of Chula Vista			
M-TR-4: The Proposed Project applicant, or its designee, shall pay the appropriate County of San Diego Transportation Impact Fee (TIF) to reduce the Proposed Project's identified significant cumulative impact along the following four roadway segments of Proctor Valley Road: • Proctor Valley Road between the City of Chula Vista boundary and Project Driveway #1 (Year 2025, Year 2030) • Proctor Valley Road between Project Driveway #1 and Project Driveway #2 (Year 2025, Year 2030) • Proctor Valley Road between Project Driveway #2 and Project Driveway #3 (Year 2030)	Prior the EDU identified for each impact trigger, provide a fair share contribution towards the cost of updating the County of San Diego's TIF program.	The [*PDS, LDR*] shall review the County's TIF Program and update it to allow the use of a TIF payment to mitigate cumulative traffic impacts. The County's TIF Program update shall be approved by the Board of Supervisors.	County of San Diego			

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• Proctor Valley Road, between Project Driveway #3 to Project Driveway #4 (Year 2030) (This mitigation measure applies under Year 2025 and Year 2030 conditions.)						
M-TR-5: Proctor Valley Road, between the City of Chula Vista Boundary and Project Driveway No. 1 (Cumulative Impact, County of San Diego; Impact 6a): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the project applicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego City of San Diego			
M-TR-6: Proctor Valley Road, between Project Driveway No. 1 and Project Driveway No. 2 (Cumulative Impact, County of San Diego; Impact 6b): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the project applicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-7: Proctor Valley Road, between Project Driveway No.2 Project Driveway No. 3 (Cumulative Impact, County of San Diego; Impact 6c): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the project applicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-8: Proctor Valley Road, between Project Driveway No. 3 and Project Driveway No. 4 (Cumulative Impact, County of San Diego; Impact 6d): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the project applicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-9: Proctor Valley Road, between Hunte Parkway and Northwoods Drive (Project Specific Impact, City of Chula Vista): If development of the Rancho Jamul Preserve is approved, and construction commenced prior to buildout of the Proposed Project, the project applicant, or its designee, shall coordinate with the City of Chula Vista to widen Proctor Valley Road between Hunte Parkway and Northwoods Drive from a four-lane roadway to a six-lane Major Street, by the issuance of the building permit for the 487th equivalent dwelling unit.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-10: Proctor Valley Road and Project Driveway No. 1 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at the intersection. This impact would occur with the full development of the Proposed Project as well as the development of 74 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			

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M-TR-11: Proctor Valley Road and Project Driveway No. 2 (Cumulative Impact, County of San Diego): Widening Proctor Valley Road from two to four lanes would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 1,083 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-12: Proctor Valley Road and Project Driveway No. 3 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 397 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-13: Proctor Valley Road and Project Driveway No. 4 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 563 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-14: Proctor Valley Road and Project Driveway No. 5 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 481 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-15: Intersection at Paseo Ranchero and East H Street (Project Specific Impact, City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to restripe the eastbound approach to the intersection of Paseo Ranchero and East H Street to include an exclusive right-turn lane.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego City of Chula Vista			
M-TR-16: Intersection at Mt Miguel Road and East H Street (Project Specific Impact City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to restripe the westbound approach to the intersection of Mt. Miguel Road and East H Street to include an exclusive right-turn lane prior to issuance of a building permit for the 638th equivalent dwelling unit.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego City of Chula Vista			
M-TR-17: Intersection at Lane Avenue and East H Street (Project Specific Impact City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to adjust the median and restripe the westbound approach at the intersection of Lane Avenue and East H Street to include a second left-turn lane.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The	County of San Diego City of Chula Vista			

Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
	approved.	securities and improvement agreements shall be approved by the Director of PDS.				
Paleontological Resources						
M-PR-1: A Qualified Paleontologist shall supervise a Paleontological Monitoring Program. A Qualified Paleontologist is a person who has, to the satisfaction of the County of San Diego Director of Planning & Development Services: ▪ a Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology); ▪ demonstrated knowledge of Southern California paleontology and geology; and ▪ documented experience in professional paleontological procedures and techniques. The Qualified Paleontologist shall conduct or supervise the following mitigation tasks: • Monitoring of excavation operations to discover unearthed fossil remains, generally involving monitoring of ongoing excavation activities (e.g., sheet grading pads, cutting slopes and roadways, basement and foundation excavations, and trenching). A Paleontological Resources Monitor must have at least 1 year of experience in field identification and collection of fossil materials. • Salvaging of unearthed fossil remains, typically involving simple excavation of the exposed specimens, but possibly also plaster-jacketing of individual large and/or fragile specimens, or more elaborate quarry excavation of richly fossilferous deposits. • Recording of stratigraphic, geologic, and geographic data to provide a context for the recovered fossil remains, including accurate plotting (mapping) on grading plans and standard topographic maps of all fossil localities, description of lithologies of fossil-bearing strata, measurement and description of the overall stratigraphic section (unless considered by the Project Paleontologist to be infeasible), and photographic documentation of the geologic setting. • Laboratory preparation (cleaning and repair) of collected fossil remains to the point of identification (not exhibition), generally involving removal of enclosing sedimentary rock material, stabilization of fragile specimens (using glues and other hardeners), and repair of broken specimens. • Curating prepared fossil remains, typically involving scientific identification and cataloguing of specimens, and entry of data into one or more accredited institutional (museum or university) collection (specimen/species lot and/or locality) databases. Curation is necessary so that the specimens are available for scientific research. • Transferal, for archival storage, of cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections, preferably one of the following: o San Diego Natural History Museum o Los Angeles County Museum o San Bernardino Museum of Natural History o University of California Museum of Paleontology, Berkeley o Anza-Borrego Desert State Park (if the fossils were salvaged in the desert) • Preparation of a final report summarizing the results of the field investigation, laboratory methods, stratigraphic information, types and importance of collected fossils, and any necessary graphics to document the stratigraphy and precise fossil collecting localities.	(1) Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. (2) Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this measure shall be completed. (3) The following actions shall occur throughout the duration of the grading construction. (4) Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed. (5) Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for PDS2016-TM-5616, the final report shall be completed.	(1) The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this measure. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit. (2) The [DPW, PDCI] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist. (3) The [DPW, PDCI] shall make sure that the Project Paleontologist is on-site performing the monitoring duties of this measure. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Paleontologist or applicant fails to comply with this measure. (4) The [PDS, PPD] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed. (5) The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.	County of San Diego			

Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
Tribal Cultural Resources						
M-TCR-1 Data Recovery - To mitigate potential indirect impacts to the eastern portion of site CA-SDI-12373, a phased data recovery program shall be implemented by a County of San Diego (County) approved archaeologist prior to granting any easement for trail uses. The phased data recovery (prepared as a separate document) shall involve implementation of surface collection and curation/repatriation of artifacts to prevent looting. All archaeological materials recovered during the data recovery efforts shall be cleaned, sorted, cataloged, and analyzed following standard archaeological procedures, and shall be documented in a data recovery report. Upon completion of fieldwork, the County-approved archaeologist shall submit a letter report summarizing the field work efforts and stating that the scientifically significant sample of the site has been recovered. Upon approval from the County archaeologist, the trail easement may be granted.	(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this measure shall be completed.	(1) The [PDS, PPD] shall review the final data recovery program report for compliance with this measure.	County of San Diego			
Project Design Features (PDFs)						
PDF-AQ-1: Fugitive Dust Control – The Proposed Project shall implement the following measures to minimize fugitive dust (PM_{10} and $PM_{2.5}$), comply with County of San Diego (County) Code Section 87.428 (Grading Ordinance), and comply with SDAPCD Rule 55 (Fugitive Dust Control): a. Water or another SDAPCD-approved dust control non-toxic agent shall be used on the grading areas at least three times daily. b. All main roadways shall be constructed and paved as early as possible in the construction process. c. Building pads shall be finalized as soon as possible following site preparation and grading activities; d. Grading areas shall be stabilized as quickly as possible. e. Chemical stabilizer shall be applied, a gravel pad shall be installed, or the last 100 feet of internal travel path within the construction site shall be paved prior to public road entry and for all haul roads. f. Wheel washers shall be installed adjacent to the apron indicated in (c) for tire inspection and washing prior to vehicle entry on public roads. g. Visible track-out into traveled public streets shall be removed with the use of sweepers, water trucks or similar method within 30 minutes of occurrence. h. Sufficient perimeter erosion control shall be provided to prevent washout of silty material onto public roads. i. Unpaved construction site egress points shall be graveled to prevent track-out. j. Construction access points shall be wet-washed at the end of the workday if any vehicle travel on unpaved surfaces has occurred. k. Transported material in haul trucks shall be watered or treated. l. All soil disturbance and travel on unpaved surfaces shall be suspended if winds exceed 25 miles per hour. m. On-site stockpiles of excavated material shall be covered. n. A 15-mile-per-hour speed limit on unpaved surfaces shall be enforced. o. Haul truck staging areas shall be provided for loading and unloading of soil and materials and shall be located away from sensitive receptors at the farthest feasible distance. p. Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.	Prior to issuance of any grading permits and on-going for the duration of grading activities.	(1) The [*DPW, PDCI*] shall make sure the contractor complies with the requirements of this measure and shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this measure.	County of San Diego			
PDF-AQ-2: Construction Architectural Coating Limits – The Proposed Project shall comply with the following volatile organic compound (VOC) content limits for architectural coatings during construction for residential and non-residential and uses: 50 grams per liter VOC for interior surfaces and 100 grams per liter VOC for exterior coatings.	Prior to issuance of residential building permits	(1) The [*DPW, PDCI*] shall make sure the contractor complies with the requirements of this measure and shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this measure.	County of San Diego			

Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
PDF-AQ/GHG-1: Wood Burning Stoves and Fireplaces – Prior to the issuance of residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating that no wood burning stoves or fireplaces would be constructed.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-2: Zero Net Energy Residences – Prior to the issuance of residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating compliance with the (ZNE) design standards defined by the California Energy Commission.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-3: Non-Residential Energy Improvement Standards – Prior to the issuance of non-residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating that the Proposed Project's non-residential land uses shall achieve a 10% greater building energy efficiency than required by the 2016 State energy efficiency standards in Title 24, Part 6 of the California Code of Regulations.	Prior to issuance of non-residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-4: Energy Star Appliances – All appliances (washer/dryers, refrigerators, and dishwashers) that will be installed by builders in residences and commercial businesses shall be Energy Star rated or equivalent.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-5: Solar Water Heating – Prior to the issuance of private recreation center building permits, the Proposed Project applicant or its designee shall submit swimming pool heating design plans to the County of San Diego (County) for review and approval. The design plans shall demonstrate that all swimming pools located at private recreation centers in the Project Area are designed and shall be constructed to use solar water heating or other technology with an equivalent level of energy efficiency.	Prior to issuance of building permits for each private recreation center.	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-6: Outdoor Lighting - Prior to the issuance of permits, the Proposed Project applicant or its designee shall submit building plans that demonstrate that all outdoor lighting shall be LED (light emitting diodes) or other high efficiency lightbulbs.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-7: New Resident Information Package - Prior to the issuance of Certificate of Occupancy for new residences, the Project applicant or its designee shall submit certification that it has information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to new homebuyers.	Prior to issuance of residential certificate of occupancies.	Project Applicant shall submit copy of the New Resident Information Package for County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-8: Cool Roofs - Prior to the issuance of residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating that residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a three-year solar reflectance index (SRI) of 64 for a low-sloped roof and an SRI of 32 for a high- sloped roof. Prior to the issuance of non-residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating non-residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a three-year SRI of 64 for a low-sloped roof and 32 for a high- sloped roof.	Prior to issuance of building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-9: Cool Pavement - Prior to the issuance of building permits, the Proposed Project applicant or its designee shall submit building plans illustrating that outdoor pavement, such as walkways and patios shall use paving materials with three-year SRI of 0.28 or initial SRI of 0.33.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-10: Electric Vehicle Charging Stations – Prior to the issuance of residential building permits, the Proposed Project applicant or its designee shall submit plans for the installation of a dedicated 208/240 dedicated branch circuit in each garage of every residential unit and one Level 2 electric vehicle (EV) charging station in the garage of half of all residential units to the County of San Diego (County) for review and approval. Prior to the issuance of non-residential building permits, the applicant or its designee shall submit plans for the installation of Level 2 EV charging stations in 10 parking spaces located in the Village Core's commercial development area and P1 through P4 park area parking spaces to the County of San Diego for review and approval.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			

Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
PDF-TR-1: Transportation Demand Management (TDM). The Proposed Project applicant or its designee shall implement a Transportation Demand Management program to facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as provide the resources, means, and incentives for ridesharing and carpooling. The following components are to be included in the Transportation Demand Management program:	See below	See below	County of San Diego			
• Develop a comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various Proposed Project phases, land uses, parks/open spaces, schools, and the Village Core. Where approved by the appropriate jurisdiction, the pedestrian network would also provide connections to the various recreational trails and multi-modal facilities accessing the Project Area.	Prior to Site Plan Approval	The Project Applicant shall submit Site Plans to the County of San Diego for review and approval that the Site Plan conforms to the Otay Ranch Village 14 and PA 16/19 Specific Plan.	County of San Diego			
• Provide bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the Project Area.	Prior to Site Plan Approval for the Village Core and any Site Plan containing Proctor Valley Road.	The Project Applicant shall submit Site Plans to the County of San Diego for review and approval. The bicycle racks shall be installed prior the issuance of the final Certificate of Occupancy in each applicant Site Plan.	County of San Diego			
• Coordinate with the San Diego Association of Governments' (SANDAG) iCommute program for carpool, vanpool, and rideshare programs that are specific to the Proposed Project.	Prior to issuance of residential certificate of occupancies.	Project Applicant shall submit copy of the New Resident Information Package for County of San Diego for review and approval.	County of San Diego SANDAG			
• Promote available websites providing transportation options for residents and businesses.	Prior to issuance of residential certificate of occupancies.	Project Applicant shall submit copy of the New Resident Information Package for County of San Diego for review and approval.	County of San Diego MTS SANAG			
• Create and distribute a "new resident" information packet addressing alternative modes of transportation.	Prior to issuance of residential certificate of occupancies.	Project Applicant shall submit copy of the New Resident Information Package for County of San Diego for review and approval.	County of San Diego			
• Coordinate with San Diego Metropolitan Transit System (MTS) and SANDAG about the future sighting of transit stops/stations within the Project Area.	Prior to Site Plan Approval for the Village Core	The Project Applicant shall submit Site Plans to the County of San Diego for review and approval.	County of San Diego MTS SANAG			
• Provide a school carpool program by coordinating with the local school district and SANDAG. Provide dedicated parking space for the school carpool program in the Village Core.	Prior to completion of the Village 14 elementary school.	The Project Applicant shall coordinate with the Chula Vista Elementary School District (CVESD) to prepare a School Bus Program.	County of San Diego CVESD SANAG			
• Implement a school bus program in coordination with the school district.	Prior to completion of the Village 14 elementary school.	The Project Applicant shall coordinate with the Chula Vista Elementary School District (CVESD) to prepare a School Bus Program.	County of San Diego CVESD			
• Require homeowner's associations within the Project Area to coordinate with the local school district and partner with the on-site elementary school to create a "walking school bus program" for neighborhood students to safely walk to and from school. The Proposed Project applicant or its designee would also coordinate with the local school district to encourage the provision of bicycle storage facilities at the on-site elementary school.	Prior to completion of the Village 14 elementary school.	The Project Applicant shall coordinate with the Chula Vista Elementary School District (CVESD) to prepare a School Bus Program.	County of San Diego CVESD			
• To ensure that the TDM Program strategies are implemented and effective, a transportation coordinator (likely as part of a homeowner's association (HOA)) would be designated to monitor the TDM Program, and would be responsible for developing, marketing, implementing, and evaluating the TDM Program.	Prior to issuance of certificates of occupancy.	Project Applicant shall submit copies of the Conditions, Covenants and Restrictions (CC&R's) as approved by the California Bureau of Real Estate for review and approval.	County of San Diego			
PDF-UT-1: Hot Water Pipe Insulation. Hot water pipes shall be insulated, and hot and cold water piping shall be separated, resulting in annual savings of 2,400 gallons per unit.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			

Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
PDF-UT-2: Pressure Reducing Valves. The maximum service pressure shall be set to 60 pounds per square inch to reduce potential leakage and prevent excessive flow of water from appliances and fixtures. Resulting in annual water savings of 1,800 gallons per unit.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-UT-3: Water Efficient Dishwashers. Water efficient dishwashers that carry the Energy Star label shall be installed in residential units resulting in an estimated yearly water savings of 650 gallons per unit.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-UT-4: Residential Landscaping. Residential landscaping shall comply with the Model Water Efficient Landscape Ordinance, California Code of Regulations Title 23, Division 2, Chapter 2.7 (Section 490 et seq.). By complying with this ordinance, it is estimated that outdoor water use at single family residences will be reduced by approximately 10 percent. Residential water use can vary widely based on the size of lots; however, based on OWD factors for the Proposed Project, estimated water use for a typical single family home is 435 gpd for densities of 3.0 to 10 units per acre, 700 gpd for densities of 1.0 to 3.0 units per acre, and 1,000 gpd for densities of less than 1.0 units per acre. With an estimated 50 percent of this water used outdoors, the estimated annual water savings is 7,940 gallons per single family residence where densities are from 3.0 to 10 units per acre, 12,775 gallons per single family residence where densities are from 1.0 to 3.0 units per acre, and 18,250 gallons per single family residence where densities are less than 1.0 units per acre based on these assumptions.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-UT-5: Homeowners Association. The Homeowner's Associations shall appropriately regulate the use of water for cleaning outdoor surfaces and vehicles through the Covenants, Conditions, and Restrictions.	Prior to issuance of certificates of occupancy.	Project Applicant shall submit copies of the Conditions, Covenants and Restrictions (CC&R's) as approved by the California Bureau of Real Estate for review and approval.	County of San Diego			

Attachment L –

OWNERSHIP DISCLOSURE

County of San Diego, Planning & Development Services

APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

Record ID(s) PDS2016-MPA-16-007

Assessor's Parcel Number(s) See Attached

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

GDCI Proctor Valley, LP, owner -- 100%

GDC Holdings, LLC, general partner -- 10%

Proctor Valley Investors, LLC limited partner -- 10%

GDC Investments 11, LP, limited partner -- 10%

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

NOTE: **Section 1127 of The Zoning Ordinance defines *Person* as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant

James M. Jackson, CFO of Manager

Print Name

11/01/2016

Date

----- *OFFICIAL USE ONLY* -----

Otay Ranch Proctor Valley Village 14 and Preserve
APNs By Ownership

Village 14

1. 598-070-09
2. 598-070-07
3. 598-010-02
4. 598-020-04
5. 598-020-06
6. 598-021-02
7. 597-140-05

Planning Areas 16/19

1. 597-020-10
2. 597-140-04
3. 597-020-06
4. 597-190-23
5. 597-150-13
6. 597-150-03
7. 597-150-12
8. 597-150-07
9. 597-150-08

Attachment M –

BIOLOGICAL MITIGATION ORDINANCE FINDINGS

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT

Otay Ranch Village 14 and Planning Areas 16/19
PDS2016-GPA-16-008, PDS2016-SP-16-002, PDS2016-REZ-16-006, PDS2016-TM-5616, and PDS2016-ER-16-19-006

September 2018

The Otay Ranch Village 14 and Planning Areas 16/19 project would implement a portion of the Otay Ranch General Development Plan/Otay Subregional Plan. The project proposes a residential subdivision within the South County segment of the County's MSCP Subarea Plan. With the exception of three areas referred to as PV1, PV2 and PV3, which are located within the Village 14, the project proposes to maintain the development footprint within land that has been identified as "Take Authorized" within the Multiple Species Conservation Program (MSCP), and is consistent with the MSCP.

The proposed development within PV1, PV2 and PV3 has been reviewed and is found to be in conformance with the Biological Mitigation Ordinance. The findings are described in the Biological Mitigation Ordinance Findings ("BMO Findings") for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19 dated September 2018 (Attachment A). The findings correlate to the Biological Mitigation Ordinance Findings, including Project Design Criteria, Preserve Design Criteria, Design Criteria for Linkages and Corridors, and the County's MSCP Subarea Plan, as required by the San Diego County Regulatory Code Section 86.501 et. Seq.

The County independently reviewed the BMO Findings and Biological Resources Technical Report for the project, and determined that both analyses are complete and accurate. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the federal Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body, and all MSCP-related conditions placed on the project have been satisfied, including the requirement that PV1, PV2, and PV3 obtain incidental take authority in the event one or both of the Wildlife Agencies determine that such take authority is necessary to achieve compliance with the federal Endangered Species Act and/or the California Endangered Species Act. Note, however, that if the Wildlife Agencies do not concur with the County's BMO findings, the Applicant may seek take authorization directly from one or both of the Wildlife Agencies pursuant to the federal Endangered Species Act and/or the California Endangered Species Act. The MSCP, the County MSCP Subarea Plan, and the IA acknowledge this alternative process of securing take authorization.

Attachments:

A Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19 (February 2018)

DRAFT

Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19 San Diego County, California

Lead Agency:

County of San Diego
Planning and Development Services
PDS2016-SP-16-002
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San Diego, California 92123

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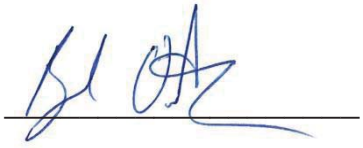

FEBRUARY 2018

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Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
ACOE	U.S. Army Corps of Engineers
BMO	Biological Mitigation Ordinance
BRCA	Biological Resource Core Area
CDFW	California Department of Fish and Wildlife
County	County of San Diego
CRPR	California Rare Plant Rank
dBA	A-weighted decibel
LDA	Limited Development Area
L_{eq}	equivalent sound level
MSCP	Multiple Species Conservation Program
Otay Ranch GDP/SRP	Otay Ranch General Development Plan/Otay Subregional Plan, Volume II
Otay Ranch PEIR	Otay Ranch Final Program Environmental Impact Report
RMP	Resource Management Plan
RWQCB	Regional Water Quality Control Board
USFWS	U.S. Fish and Wildlife Service

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Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

1 INTRODUCTION

1.1 Proposed Project

Otay Ranch Village 14 and Planning Areas 16/19 (Proposed Project) would implement a portion of the Otay Ranch General Development Plan/Otay Subregional Plan, Volume II (Otay Ranch GDP/SRP) (City of Chula Vista and County of San Diego 2015a), which identifies and coordinates land use patterns, objectives, and goals for the Otay Ranch community. The Otay Ranch GDP/SRP organizes development in a series of villages and planning areas with varying character and density, and designates boundaries for residential development and Otay Ranch Resource Management Plan (RMP) Preserve (see Section 3, Glossary, for definition).

The entire Project Area encompasses 1,369.0 acres, including approximately 723.7 acres within Otay Ranch Village 14, 559.9 acres within Planning Areas 16/19, and 85.4 acres of off-site development (Figure 1, Otay Ranch Village 14 and Planning Areas 16/19 Project). The Proposed Project would result in development on approximately 740.9 acres (not including 67.1 acres of temporary impacts) (i.e., Development Footprint; see Section 3 for definition). The Development Footprint would include off-site road and infrastructure development within approximately 85.4 acres of lands owned by the City of San Diego, the City of Chula Vista, the State of California, and private parties. The remainder of the Project Area consists of (1) 82.7~~83.4~~ acres of ungraded Limited Development Area (LDA; see Section 3 for definition), (2) 426.7 acres of land to be conveyed to the Otay Ranch RMP Preserve, and (3) 72.4 acres of Conserved Open Space (see Section 3 for definition).

1.2 Proposed Project Background

Biological resources on three parcels within Village 14, referred to as PV1, PV2, and PV3 and shown on Figure 1, were evaluated in the Otay Ranch Final Program Environmental Impact Report (Otay Ranch PEIR) when the Board of Supervisors approved development on these three areas as part of the Otay Ranch GDP/SRP. In addition, biological resources within PV1, PV2, and PV3 were considered in the County of San Diego (County) General Plan Update Program EIR (2011) when the Board of Supervisors designated land uses for PV1, PV2, and PV3 as part of the General Plan Update. The Otay Ranch GDP/SRP (City of Chula Vista and County of San Diego 2015a), the Otay Ranch RMP (City of Chula Vista and County of San Diego 1996), and the County's General Plan (2011) designate PV1, PV2, and PV3 as the Village Residential.

The Multiple Species Conservation Program (MSCP) County of San Diego Subarea Plan (MSCP County Subarea Plan) Implementing Agreement between the County and Wildlife Agencies, Section 10.5.A.2, Assembly and Protection of the MSCP Plan Open Space Preserve – Application of Mitigation to Development, states, "The County shall require the following

mitigation in order to complete the segments of the Subarea Plan. . . . Protection of the areas identified as preserved in the boundaries of the Otay Ranch project including approximately 11,375 acres and an additional approximate 1,166 acres of limited development areas." Exhibit 24 of the Otay Ranch RMP identifies the 11,375 acres of Preserve that is referenced in Section 10.5.2 of the Implementing Agreement. PV1, PV2, and PV3 are not included in the 11,375-acre Otay Ranch RMP Preserve. As discussed further in Sections 1.3 and 2.1, PV1, PV2, and PV3 are ~~not~~ shown ~~as Preserve~~ on the MSCP Boundary Map (Attachment A of Document No. 0769999 on file with the clerk of the Board) but are not exempt from the BMO (Attachment B of Document No. 0769999).

1.3 BMO Purpose and Need

Section 86.502, Application of Regulations, of the Biological Mitigation Ordinance (BMO) states that, unless exempt, the BMO "shall apply to all land within San Diego County shown on the MSCP Boundary Map (Attachment A of Document No. 0769999 on file with the Clerk of the Board)." Section 86.503 outlines instances when an exemption applies from the BMO requirements. Item a(4) provides an exemption for "any Take Authorization Area approved by the Board of Supervisors and the Wildlife Agencies as part of the County Subarea Plan, as shown on Attachment B of Document No. 0769999 on file with the Clerk of the Board or any approved Habitat Loss Permit issued pursuant to 16 U.S.C. [United States Code] Sec. 1533(d)" (County of San Diego 2010, Section 86.503, Item a[4]). Section 86.503 of the BMO, Exemptions, identifies 11 criteria for exemptions. PV1, PV2, and PV3 do not qualify for any of these exemptions. In addition, Attachment B of the BMO shows the entire approved Otay Ranch GDP/SRP Development Footprint for the Proposed Project, with the exception of PV1, PV2, and PV3, as exempt from the BMO. The County is seeking take authorization for PV1, PV2 and PV3 through the County MSCP Subarea Plan and the County's existing Section 10(a) permit. To accomplish this goal, the County must make findings demonstrating that PV1, PV2 and PV3 conforms to the BMO criteria. In certain cases where it may be infeasible for a project to meet all the goals and criteria of the BMO, the County may grant an exception to the specific requirements of the BMO (BMO, § 86.509(b); MSCP Implementing Agreement, §10.13.). Such an exception requires concurrence of the United States Fish and Wildlife Service and the California Department of Fish and Wildlife (collectively, the Wildlife Agencies). Accordingly, these BMO findings analyze PV1, PV2, and PV3 pursuant to the requirements of the BMO. Note, however, that if the County cannot make the necessary BMO findings and/or the Wildlife Agencies do not concur with the County, the Applicant may seek take authorization directly from one or both of the Wildlife Agencies pursuant to the federal Endangered Species Act and/or the California Endangered Species Act. The MSCP, the County MSCP Subarea Plan, and the IA acknowledge this alternative process of securing take authorization.

1.4 General Summary of BMO Findings Report

This BMO Findings Report evaluates the following three parcels of land within Village 14, referred to as PV1, PV2, and PV3, pursuant to the requirements of the County's BMO:

- PV1 is composed of approximately 18.9 acres and was originally designated for L2 development (i.e., low-density residential) under the Otay Ranch GDP/SRP and as Specific Plan Area in the County's General Plan.
- PV2 is composed of approximately 44.6 acres and was originally designated for L2 development under the GDP/SRP and as Specific Plan Area in the County's General Plan.
- PV3 is composed of approximately 134.5 acres and was originally designated for LM2 and LM3 development (i.e., low-medium density residential) under the GDP/SRP and as Specific Plan Area in the County's General Plan.

Notably, this analysis does not apply the County's BMO requirements to other areas of Village 14 or any of Planning Areas 16/19 because these areas are explicitly exempt pursuant to Section 86.503(a)(4) of the BMO. While this BMO Findings Report references Village 14 and Planning Areas 16/19 and the Proposed Project as a whole, the discussion is only to provide context for the BMO analysis of PV1, PV2, and PV3.

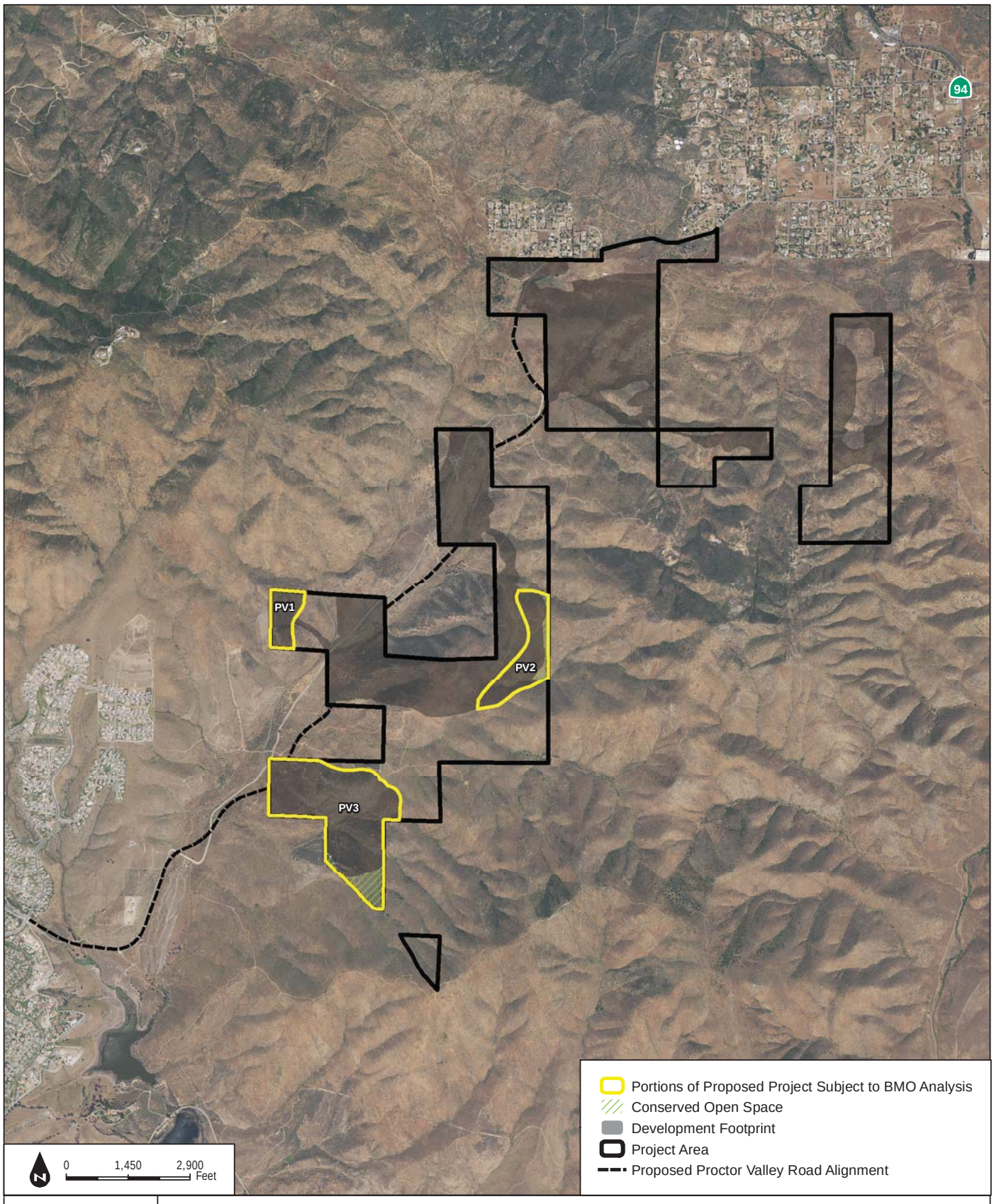
Based on the analysis presented, it was determined that PV1, PV2, and PV3 conform to the BMO and County of San Diego MSCP Subarea Plan Implementing Agreement. Specifically, this BMO analysis demonstrates that the specific criteria identified in the BMO, which allows the County to authorize incidental take to the applicant, can be met for PV1, PV2, and PV3.

It is important to note the following facts:

- PV1, PV2, and PV3 are not shown within the MSCP Preserve boundary as designated in the County of San Diego MSCP Subarea Plan Implementing Agreement.
- The 11,375-acre Otay Ranch RMP Preserve footprint, which is a component of the MSCP Preserve, would not be changed.
- The impacts resulting from development of PV1, PV2, and PV3 would be mitigated by conveying habitat to the Otay Ranch RMP Preserve and any additional species-specific mitigation identified in these BMO analysis and findings would be provided.
- The County Preserve Operator Manager (POM) will manage and maintain the Otay Ranch RMP Preserve. The applicant will be required to establish a funding mechanism for the management and maintenance of dedicated Preserve areas. The

Preserve conveyance requirement serves to mitigate throughout the entire Otay Ranch Preserve and, therefore, enables the Otay Ranch RMP Preserve system designed for Otay Ranch to be assembled and conveyed to the Otay Ranch Preserve Owner/Manager to be managed by one entity regardless of ownership.

- The Preserve Edge Plan requirements would provide a buffer between the Otay Ranch RMP Preserve and development in PV1, PV2, and PV3.
- A total of 20.1 acres of Conserved Open Space would be preserved within PV1, PV2, and PV3 and would either be conveyed into the Otay Ranch RMP Preserve at a future date or self-managed under a separate RMP. This is in addition to the Otay Ranch RMP Preserve Conveyance Obligation.



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SOURCE: NAIP 2016; Hunsaker 2017

FIGURE 1

Otay Ranch Village 14 and Planning Areas 16/19

Otay Ranch Village 14 and Planning Areas 16/19

Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

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2 BMO ANALYSIS AND FINDINGS

The proposed development of PV1, PV2, and PV3 conforms to the BMO, and the County of San Diego MSCP Subarea Plan Implementing Agreement as discussed in this analysis. Biological resources within PV1, PV2, and PV3 were evaluated in the Otay Ranch PEIR (1993) and by Dudek in the Biological Resources Technical Report (February 2018) for the Proposed Project. The Otay Ranch Village 14 and Planning Areas 16/19 EIR analyzed the Proposed Project's impacts to biological resources, including impacts within PV1, PV2, and PV3, and recommended mitigation measures to address those impacts identified as significant.

Table 1 summarizes the impacts and required mitigation for Tier II and Tier III vegetation communities within PV1, PV2, and PV3. Attachment K of the BMO outlines the tier levels for vegetation communities. The mitigation requirements in Attachment M are based on those tier levels and the location of impact and mitigation sites. The BMO does not outline mitigation ratios for impacts to waters or streambeds. These resources are regulated by the Resource Agencies (i.e., U.S. Army Corps of Engineers [ACOE], Regional Water Quality Control Board [RWQCB], and California Department of Fish and Wildlife [CDFW]) and would be fully addressed and mitigated during the permitting process with input and direction from the Resource Agencies. Impacts to sensitive wildlife would be mitigated through habitat conveyance; however, the Proposed Project would also implement specific mitigation measures to address impacts to coastal California gnatcatcher (*Polioptila californica californica*). Impacts to sensitive plant species would be mitigated through habitat conveyance; however, the Proposed Project would implement additional mitigation to address impacts to variegated dudleya (*Dudleya variegata*), San Diego barrel cactus (*Ferocactus viridescens*), San Diego goldenstar (*Bloomeria clevelandii*), Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*), and San Diego marsh-elder (*Iva hayesiana*).

Table 1
Mitigation Requirements for Impacts to Tier II and III Habitats within PV1, PV2, and PV3

Habitat Types/ Vegetation Communities	Code[a]	Impacts PV1, PV2, and PV3	Required Mitigation – BRCA		Preservation	
			Mitigation Ratio	*Required Mitigation*	*On-Site PV1, PV2, and PV3*	*Otay Ranch RMP Preserve*[b]
Tier II						
Diegan coastal sage scrub	32500	76.2	1.5:1	114.3	18.2	102.3
Diegan coastal sage scrub (disturbed)	32500	33.0	1.5:1	49.5	—	43.3
Subtotal of Tier II Habitats[c]		*109.2*	—	*163.8*	*18.2*	*145.6*

Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

Table 1
Mitigation Requirements for Impacts to Tier II and III Habitats within PV1, PV2, and PV3

Habitat Types/ Vegetation Communities	Code[a]	Impacts PV1, PV2, and PV3	Required Mitigation – BRCA		Preservation	
			Mitigation Ratio	*Required Mitigation*	*On-Site PV1, PV2, and PV3*	*Otay Ranch RMP Preserve[b]*
Tier III						
Granitic chamise chaparral	37210	62.7	1:1	62.7	1.9	60.8
Granitic chamise chaparral (disturbed)	37210	0.8	1:1	0.8	—	0.8
Non-native grassland	42200	0.8	1:1	0.8	—	0.8
Subtotal of Tier III Habitats		*64.3*	—	*64.3*	*1.9*	*62.4*
Total for Tier II and III Habitats[c]		**173.5**	**—**	**228.1**	**20.1**	**208.0**
Jurisdictional Aquatic Resources						
Waters/streambed[d]	64200	0.39	1:1	0.39	0.06	0.33
Subtotal of Jurisdictional Aquatic Resources[c]		0.39	—	0.39	0.06	0.33

Notes: BRCA = Biological Resource Code Area; RMP = Resource Management Plan
[a] Oberbauer et al. 2008.
[b] The Otay Ranch RMP Preserve is a component of the MSCP Preserve.
[c] May not total due to rounding.
[d] Waters/streambed is an overlay within various vegetation communities and is, therefore, not counted in the total.

2.1 Sections 86.502, 86.503, and 86.504

Section 86.502 of the BMO states that, unless exempt, the BMO "shall apply to all land within San Diego County shown on the MSCP Boundary Map (Attachment A of Document No. 0769999 on file with the Clerk of the Board)." The BMO applies upon application for a discretionary approval subject to the California Environmental Quality Act, and no project requiring a discretionary permit "shall be approved unless a finding is made that the project is consistent with the MSCP [County Subarea] Plan, the County Subarea Plan and the provisions of [the BMO]."

Section 86.503, Exemptions, of the BMO states that the BMO "shall not apply" to certain categories of projects. The exemption applicable to the BMO analysis of the Proposed Project is Subsection (a)(4) of Section 86.503 of the BMO. This subsection states that the BMO shall not apply to "any Take Authorization Area approved by the Board of Supervisors and the Wildlife Agencies as part of the County Subarea Plan, as shown on Attachment B of Document No. 0769999 on file with the Clerk of the Board or any approved Habitat Loss Permit" (County of San Diego 2010, Section 86.503[a][4]). Most of the Proposed Project is designated as a Take Authorized Area in Attachment B of the BMO and, thus, is exempt from the BMO.

However, three parcels, commonly referred to as PV1, PV2, and PV3, are not exempt from the BMO specifically as set forth in Section 86.503(a)(4), Attachment B of the BMO (Document No. 0769999 on file with the Clerk of the Board). Therefore a BMO analysis was conducted for these parcels. For projects that are not exempt from the BMO, Section 86.504, Administrative Process and Evaluations, outlines the requirements for submitting an environmental initial study pursuant to the San Diego County California Environmental Quality Act Guidelines. The applicant has submitted an initial study for County review, and as a result of the initial study, a draft biological resources technical report containing all relevant biological studies and an EIR were prepared for the Proposed Project, which includes PV1, PV2, and PV3. Therefore, the requirements of this section have been fulfilled.

2.2 Section 86.505 – Project Design Criteria

Section 86.505 of the BMO describes the following five design criteria that should be used to avoid and minimize impacts to the following resources: (1) critical populations of sensitive plant species within the MSCP Subarea (Attachment C of the BMO); (2) significant populations of rare, narrow endemic animal species within the MSCP Subarea (Attachment D of the BMO); (3) narrow endemic plant species within the MSCP Subarea (Attachment E of the BMO); (4) San Diego County sensitive plants, as defined herein; and (5) impacts to land determined to be a Biological Resource Core Area (BRCA). These five design criteria as they apply to PV1, PV2, and PV3 are described in Sections 2.2.1 through 2.2.5 and include minimization of project impacts, clustering of development, slope encroachment, road standards, and Preserve design.

2.2.1 Criterion 1 – Minimization of Impacts to Habitat

Criterion 1: Project development shall be sited in areas which minimize impact to habitat.

Discussion Specific to PV1, PV2, and PV3: Development of the 177.8 acres within PV1, PV2, and PV3 would result in impacts to 173.5 acres of Tier II and III upland vegetation communities and 0.39 acres of impacts to waters/streambed regulated by the Resource Agencies (Table 2; Figure 2, Biological Resources). Within PV2 and PV3, the Proposed Project would preserve 20.1 acres of land currently designated as low residential development within the GDP/SRP as Conserved Open Space. Areas of Conserved Open Space would be protected by a Biological open space easement or conveyed to the Otay Ranch RMP Preserve. The land designation of areas of Conserved Open Space would not be changed from development to Preserve unless the decision is made to convey the land to the Otay Ranch Preserve Owner/Manager through the boundary adjustment process. The Conserved Open Space within PV2, which is designated for development under the Otay Ranch GDP/SRP and County General Plan, is located along the eastern edge of the development and Preserve boundary. Development in this area of PV2 is proposed to be eliminated to minimize

impacts to Tier II Diegan coastal sage scrub immediately adjacent to MSCP Preserve owned by the Bureau of Land Management (Table 2; Figure 2). The Conserved Open Space within PV3 consists of a block of habitat adjacent to MSCP Preserve, which wraps around the south and western side of PV3. Development in this portion of PV3 is proposed to be eliminated to minimize impacts to Diegan coastal sage scrub and a pair of coastal California gnatcatcher.

These portions of the Proposed Project were chosen as Conserved Open Space because they (1) are adjacent to the Otay Ranch RMP Preserve, (2) are composed principally of Tier II coastal sage habitat, (3) include one pair of coastal California gnatcatcher, and (4) include steep slopes. Although the BMO allows for encroachment into steep slopes if it reduces impacts to biological resources, within the boundaries of PV1, PV2, PV3, development within steep slopes would result in further impacts to sensitive biological resources as discussed in Section 2.2.3.

In addition, the development of PV1, PV2, and PV3 has been designed to include a 100-foot Preserve edge providing a buffer between the Proposed Project's Development Footprint and the Otay Ranch RMP Preserve. The 100-buffer requirements are described in detail in the Preserve Edge Plan for the Proposed Project. Within the Development Footprint of PV1, PV2, and PV3, approximately 20% of the land, or 34.6 acres, is included within the 100-foot Preserve edge buffer.

Further reduction in the Development Footprint of PV1, PV2, and PV3 would limit the ability of the Proposed Project to achieve the density and land use policies set forth in the County's General Plan and the Otay Ranch GDP/SRP. Density transfer to other areas of Village 14 is not feasible because it would (1) increase the density and reduce lot sizes beyond what is allowed in the Otay Ranch GDP/SRP and the County's General Plan, and (2) result in inconsistencies in achieving the guiding principles and goals outlined in both of these regulatory documents. The BMO allows for mitigation off site for impacts to habitat that cannot be avoided on site.

Table 2
Vegetation Communities and Land Cover Types in PV1, PV2, and PV3

Habitat Types/ Vegetation Communities (Code[a])	PV1	PV2		PV3		Total	
	Development Footprint	*Development Footprint*	*Conserved Open Space*	*Development Footprint*	*Conserved Open Space*	*Development Footprint*	*Conserved Open Space*
Tier II							
Diegan coastal sage scrub (32500)	—	37.2	6.2	39.0	12.0	76.2	18.2

Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

Table 2
Vegetation Communities and Land Cover Types in PV1, PV2, and PV3

Habitat Types/ Vegetation Communities (Code[a])	PV1	PV2		PV3		Total	
	Development Footprint	*Development Footprint*	*Conserved Open Space*	*Development Footprint*	*Conserved Open Space*	*Development Footprint*	*Conserved Open Space*
Diegan coastal sage scrub (disturbed) (32500)	—	—	—	33.0	—	33.0	—
Subtotal of Tier II Habitats	—	*37.2*	*6.2*	*72.0*	*12.0*	*109.2*	*18.2*
Tier III							
Granitic chamise chaparral (37210)	18.9	—	—	43.8	1.9	62.7	1.9
Granitic chamise chaparral (disturbed) (37210)	—	—	—	0.8	—	0.8	—
Non-native grassland (42200)	—	0.8	—	—	—	0.8	—
Subtotal of Tier III Habitats	*18.9*	*0.8*	—	*44.6*	*1.9*	*64.3*	*1.9*
Subtotal for Tier II and Tier III Habitats	*18.9*	*38.0*	*6.2*	*116.6*	*13.9*	*173.5*	*20.1*
Tier IV							
Urban/developed (12000)	—	—	—	0.1	—	0.1	—
Disturbed habitat (11300)	—	0.4	<0.1	3.8	—	4.2	<0.1
Subtotal of Tier IV Habitats	—	*0.4*	*<0.1*	*3.9*	—	*4.3*	*<0.1*
Subtotal Habitats	*18.9*	*38.4*	*6.2*	*120.5*	*14.0*	*177.8*	*20.1*
Totals[b]	**18.9**	**44.6**		**134.5**		**177.8**	**20.1**
Jurisdictional Aquatic Resources							
Waters/Streambed	—	0.05	0.01	0.34	0.05	0.39	0.06
Subtotal of Jurisdictional Aquatic Resources[c]	—	*0.05*	*0.01*	*0.34*	*0.05*	*0.39*	*0.06*

[a] Oberbauer et al. 2008.
[b] May not total due to rounding.
[c] Unvegetated stream channel is an overlay within various vegetation communities and is therefore not counted in the total.

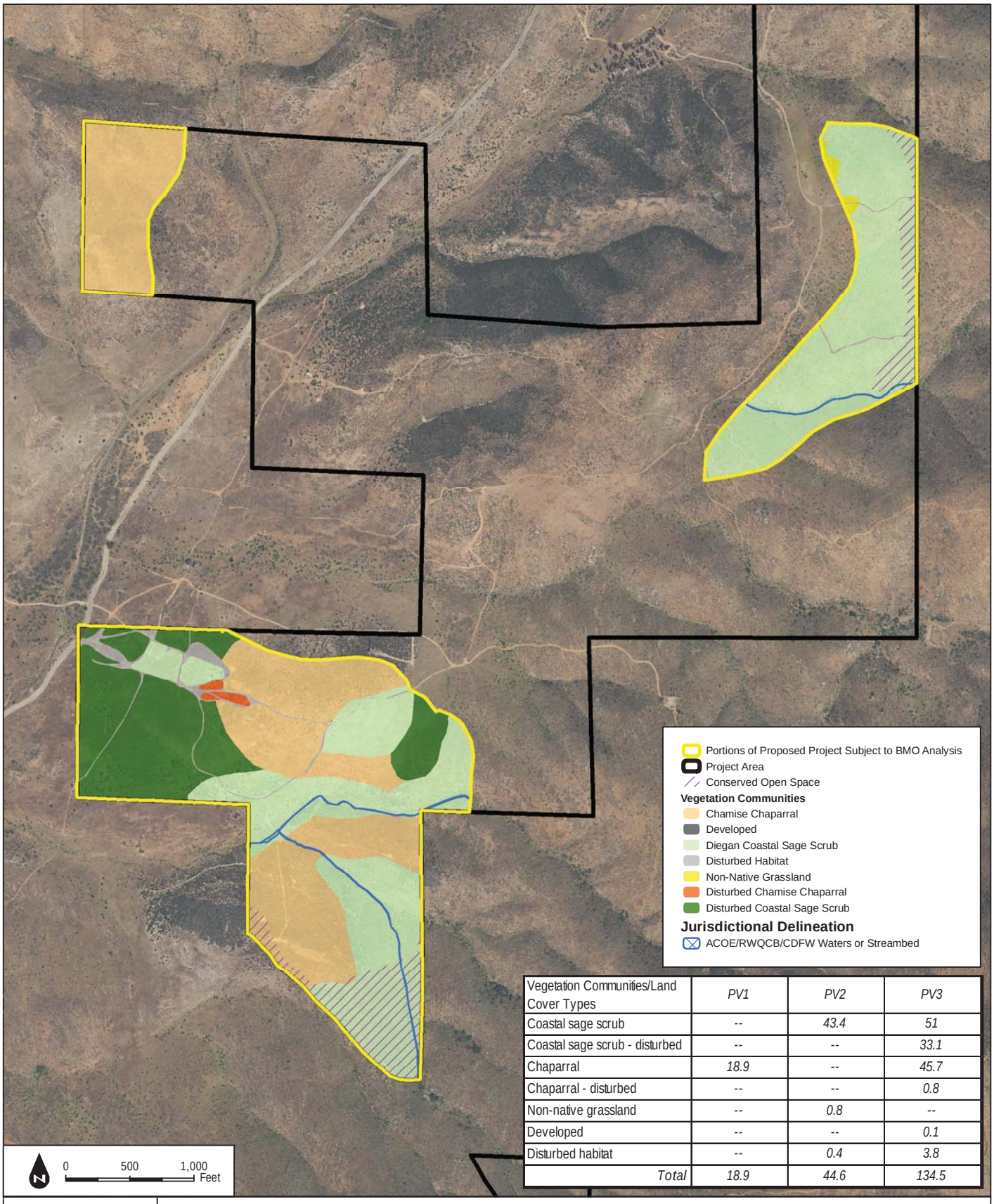
Discussion in the Context of the Otay Ranch RMP Preserve: As noted previously, impacts to biological resources within PV1, PV2, and PV3 were previously identified and analyzed in

conjunction with the original Otay Ranch GDP/SRP approval, including the Otay Ranch PEIR (City of Chula Vista and County of San Diego 1993). The County designated the Development Footprint for Otay Ranch, which includes PV1, PV2, and PV3, after extensive analysis, as outlined in the PEIR, to ensure that impacts to habitat were minimized. The least sensitive areas within Otay Ranch were designated for development, and the habitat deemed higher priority was included within the 11,375-acre Otay Ranch RMP Preserve.

Section 3.3.3.7 of the MSCP County Subarea Plan, when discussing Otay Ranch, states the following: "The planned preserve area or Management Preserve plans to capture the highest value resource areas as preserved lands and concentrate development in disturbed habitat or agricultural areas" (County of San Diego 1997, p. 3-15). PV1, PV2 and PV3 were not designated preserve in the MSCP Plan.

Analyzing the region, the Otay Ranch GDP/SRP and related environmental documents designated 5,517.2 acres of the 7,895.0-acre Otay Ranch Proctor Valley Parcel as Otay Ranch RMP Preserve. The Village 14 Development Footprint was generally sited to minimize impacts to the highest value resource areas in the Otay Ranch GDP/SRP. As described in detail herein, the development footprint for PV1, PV2 and PV3 will not impact the highest value resource areas, and impacts to biological resources are further minimized with an additional 20.1 acres in PV2 and PV3 conserved beyond what was contemplated in the Otay Ranch GDP/SRP and the Otay Ranch RMP and implementation of the 100-foot Preserve edge buffer.

Findings: Based on the discussion above, the Proposed Project would minimize impacts to habitat because (1) an additional 20.1 acres of habitat that is designated for development under the Otay Ranch GDP/SRP within PV2 and PV3 will be preserved in Conserved Open Space areas, avoiding impacts to sensitive coastal sage scrub habitat and a pair of coastal California gnatcatcher and providing more Preserve/development buffer; (2) PV1, PV2, and PV3 would pull development back 100 feet from the edge of any interface with the Otay Ranch RMP Preserve, creating a 34.6-acre undevelopable buffer; (3) pursuant to the original Otay Ranch GDP/SRP and Otay Ranch RMP approvals, on a subregional level, development areas in Otay Ranch, including PV1, PV2, and PV3, were located in areas designed to minimize impacts to habitat, while the more sensitive/higher priority habitat was included in the 11,375-acre Otay Ranch RMP Preserve. Development of PV1, PV2, and PV3 has been sited to minimize impacts to habitat. By providing additional preservation of 20.1 acres of habitat beyond what was originally identified within the Otay Ranch GDP/SRP and Otay Ranch RMP approvals, the proposed development within PV1, PV2, and PV3 would be in conformance with this criterion. Impacts to habitat that are not avoided within PV1, PV2, and PV3 would be mitigated through conveyance of 228.1 acres in the Otay Ranch RMP Preserve, which is a component of the MSCP Preserve (see Section 2.3).



Vegetation Communities/Land Cover Types	PV1	PV2	PV3
Coastal sage scrub	--	43.4	51
Coastal sage scrub - disturbed	--	--	33.1
Chaparral	18.9	--	45.7
Chaparral - disturbed	--	--	0.8
Non-native grassland	--	0.8	--
Developed	--	--	0.1
Disturbed habitat	--	0.4	3.8
Total	18.9	44.6	134.5

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SOURCE: NAIP 2016; Hunsaker 2017

FIGURE 2

Biological Resources

Otay Ranch Village 14 and Planning Areas 16/19

Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

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2.2.2 Criterion 2 – Clustering of Development

Criterion 2: Clustering to the maximum extent permitted by County regulations shall be considered where necessary as a means of achieving avoidance.

Discussion Specific to PV1, PV2, and PV3: PV1, PV2, and PV3 have been reviewed in conjunction with this BMO Findings Report to determine if additional clustering within those boundaries was feasible. Each parcel is discussed below.

Clustering in PV1 was considered but found not feasible because it would add a second crossing over wildlife corridor L4. PV1 is constrained due to dead-end road length requirements in fire regulations (County of San Diego 2017, Section 96.1.503.2.4). Clustering would require a looped road into PV1, which would increase impacts to the Otay Ranch RMP Preserve (i.e., two access roads through the Otay Ranch RMP Preserve rather than one). In addition, the 100-foot Preserve edge buffer between development and the Otay Ranch RMP Preserve comprises 8.4 acres of the 18.9-acre Development Footprint in PV1 (i.e., 44%).

PV2 is located adjacent to Otay Ranch GDP/SRP–designated development for Village 14 and has similar planned densities. The eastern edge of PV2's Development Footprint has been pulled back (i.e., the area adjacent to the Otay Ranch RMP Preserve and Bureau of Land Management Land) to create a 6.3-acre area of Conserved Open Space. The Conserved Open Space would have a permanent open space easement recorded against it, ensuring it would not be developed. In addition, the 100-foot Preserve edge buffer between development and the Otay Ranch RMP Preserve around PV2 comprises 9.9 acres of the 38.4-acre Development Footprint in PV2 (26%).

Within PV3, development has been clustered away from the Otay Ranch RMP Preserve through the designation of a Conserved Open Space area and the previously described 100-foot Preserve edge buffer. The 14-acre Conserved Open Space area is located at the southern tip of PV3 and wraps around to the western boundary of PV3. In addition, the 100-foot Preserve edge buffer between development and the Otay Ranch RMP Preserve comprises 17.3 acres of the 120.5-acre Development Footprint in PV3 (14%). In PV3, a redesign to further avoid impacts would eliminate secondary access for fire and would not comply with County regulations. The Proposed Project relocates the existing Proctor Valley Road, an approved MSCP County Subarea Plan mobility element facility, onto PV3 to avoid potential impacts to vernal pools and fairy shrimp areas within the City of San Diego MSCP Cornerstone Lands, further reducing the footprint for residential development. The Conserved Open Space, Preserve edge, and the decision to relocate Proctor Valley Road to avoid impacts to vernal pools further reduces the amount of developable land.

Discussion in the Context of the Otay Ranch RMP Preserve: Overall, the Development Footprint of PV1, PV2, and PV3 is less than the original land use area of the designated Otay Ranch GDP/SRP Development Footprint, which previously considered and implemented clustering. The original land use area of the Otay Ranch GDP/SRP clustered residential lots to minimize impacts to biological resources, steep slopes, and other environmental resources in Otay Ranch determined in the Otay Ranch PEIR.

Findings: As discussed previously, clustering of development to the maximum extent permitted by County regulations has been considered. PV1, PV2, and PV3 cluster residential lots to the extent feasible under existing Otay Ranch GDP/SRP land use designations of Low Density Residential (L) and Low Medium Village Density Residential (LMV). In addition, other design and County regulation considerations (namely fire requirements) limit the feasibility of further clustering. The Conserved Open Space and the 100-foot Preserve edge buffer reduce the Development Footprint within PV1, PV2, and PV3 by 55.7 acres (a 24% reduction). It is not feasible to further cluster development and still meet the land use designations. Therefore, the proposed development within PV1, PV2, and PV3 would be in conformance with this criterion.

2.2.3 Criterion 3 – Slope Encroachment

Criterion 3: Notwithstanding the requirements of the Slope Encroachment Regulations contained within the Resource Protection Ordinance, effective October 10, 1991, projects shall be allowed to utilize design which may encroach into steep slopes to avoid impacts to habitat.

Discussion: The Otay Ranch RMP is deemed the functional equivalent of the County Resource Protection Ordinance (County of San Diego 2007) for Otay Ranch (City of Chula Vista and County of San Diego 1996, p. P-1). Otay Ranch projects are exempt from the provisions of the Resource Protection Ordinance "if determined to be consistent with a Comprehensive Resource Management and Protection program which has been adopted by the Board of Supervisors for the 'Otay Ranch'" (i.e., the Otay Ranch RMP) (City of Chula Vista and County of San Diego 1996, p. P-1; Resource Protection Ordinance Article V, Section 9 (County of San Diego 2007)).

Development of PV1, PV2, and PV3 avoids approximately 13 acres of allocated Otay Ranch RMP steep slope impacts and would be consistent with the Otay Ranch RMP steep slope requirements. Since the majority of the vegetation within PV1, PV2, and PV3 would be considered habitat for special-status species (Table 2), encroachment into steep slopes would not help avoid impacts to habitat. Encroachment into the steep slopes within areas designated as Conserved Open Space would not avoid impacts to habitat because these areas are composed of coastal sage scrub habitat and support a pair of coastal California gnatcatcher. Thus encroachment into steep slopes would result in additional impacts to biological resources.

Findings: As discussed previously, encroachment into steep slopes beyond the proposed Development Footprint would not avoid impacts. The steep slopes within the Conserved Open Space feature coastal sage scrub and habitat for a pair of coastal California gnatcatcher. Development within PV1, PV2, and PV3 would not impact steep slopes beyond what was contemplated in the Otay Ranch RMP because doing so would not avoid impacts to habitat. The proposed development within PV1, PV2, and PV3 would be in conformance with this criterion.

2.2.4 Criterion 4 – Road Standards

Criterion 4: The County shall consider reduction in road standards to the maximum extent consistent with public safety considerations.

Discussion: The Otay Ranch GDP/SRP designated Proctor Valley Road as a four-lane major roadway. The County downsized Proctor Valley Road from four lanes to two lanes in its 2011 General Plan Update. The Proposed Project designates Proctor Valley Road as a two-lane facility through PV3 and would be consistent with the County's effort to reduce the road standards. The Proposed Project includes an amendment to the Otay Ranch GDP/SRP to reclassify Proctor Valley Road to a two-lane light collector within Otay Ranch Village 14 and north to Jamul. Amending the Otay Ranch GDP/SRP to reclassify Proctor Valley Road as a two-lane road minimizes environmental impacts, as discussed in the Biological Resources Technical Report for the Proposed Project. In addition, Proctor Valley Road is proposed to be relocated into PV3 to avoid impacts to the City of San Diego MSCP Cornerstone Lands.

Proposed local roads within PV1, PV2, and PV3 are designed to County road standards consistent with public safety considerations. Based on extensive discussions with the County Fire Department, further reductions to the widths of roads in PV1, PV2, and PV3 would result in unacceptable life safety risk and, therefore, are not feasible.

Findings: As discussed previously, the County has considered reduction in road standards to the maximum extent consistent with public safety considerations. The Proposed Project designates Proctor Valley Road as a two-lane facility through PV3 and would be consistent with the County's effort to reduce the road standards. This design criterion is met because (1) Proctor Valley Road has been reduced in width, and (2) further reductions in internal road standards are not feasible due to public safety issues.

2.2.5 Criterion 5 – Preserve Design Criteria and Design Criteria for Linkages and Corridors

Criterion 5: Projects shall be required to comply with applicable design criteria in the MSCP County Subarea Plan, attached hereto as Attachment G (Preserve Design Criteria) and Attachment H (Design Criteria for Linkages and Corridors).

2.2.5.1 Preserve Design Criteria (Attachment G)

This section provides the Preserve Design Criteria, as outlined in Attachment G of the BMO, and analyzes whether PV1, PV2, and PV3 conform to those criteria.

1. ***Acknowledge the no-net-loss-of-wetlands standard to satisfy state and federal wetland goals, policies, and standards, and implement applicable County ordinances with regard to wetland mitigation.***

   Discussion: Development of PV2 and PV3 would result in the loss of 0.39 acres of unvegetated stream channel. There are no jurisdictional resources within PV1; however, it should be noted that the access road to PV1 would result in impacts to jurisdictional resources. Impacts relating to this portion of the Proposed Project are identified and addressed in the Biological Resources Technical Report for the Proposed Project. The following mitigation would ensure that PV2 and PV3 would result in no net loss of jurisdictional resources as required by the Otay Ranch RMP:

   - Prior to impacts occurring to ACOE, RWQCB, and CDFW jurisdictional aquatic resources, the applicant shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and CDFW California Fish and Game Code Section 1600 Streambed Alteration Agreement. Impacts to unvegetated stream channel shall occur at a minimum of 1:1 impact-to-creation ratio to ensure no net loss of these resources. A suitable mitigation site shall be selected and approved by the ACOE, RWQCB, and CDFW during the permitting process. The mitigation may occur within the Project Area or at a suitable off-site location.
   - Prior to issuance of land development permits, including clearing, grubbing, and grading permits that impact jurisdictional aquatic resources, the applicant shall prepare a wetlands mitigation and monitoring plan to the satisfaction of the Director of Planning and Development Services (or designee), the Director of Parks and Recreation, ACOE, RWQCB, and CDFW. The conceptual wetlands mitigation and monitoring plan shall, at a minimum, prescribe site preparation, planting, irrigation, and a 5-year maintenance and monitoring program with

qualitative and quantitative evaluation of the revegetation effort and specific criteria to determine successful revegetation.

Findings: As described previously, the Otay Ranch GDP/SRP is exempt from the Resource Protection Ordinance and is instead regulated by the Otay Ranch RMP, which requires no net loss of wetlands (Policy 2.10). The development of PV2 and PV3 would result in the loss of 0.39 acres of unvegetated stream channel within the jurisdiction of ACOE, RWQCB, and CDFW. This impact would be mitigated at the minimum of 1:1 impact-to-creation ratio set forth in the Otay Ranch RMP. Therefore, the no-net-loss standards of the Otay Ranch RMP and the BMO would be met.

2. ***Include measures to maximize the habitat structural diversity of conserved habitat areas, including conservation of unique habitats and habitat features (e.g., soil types, rock outcrops, drainages, host plants).***

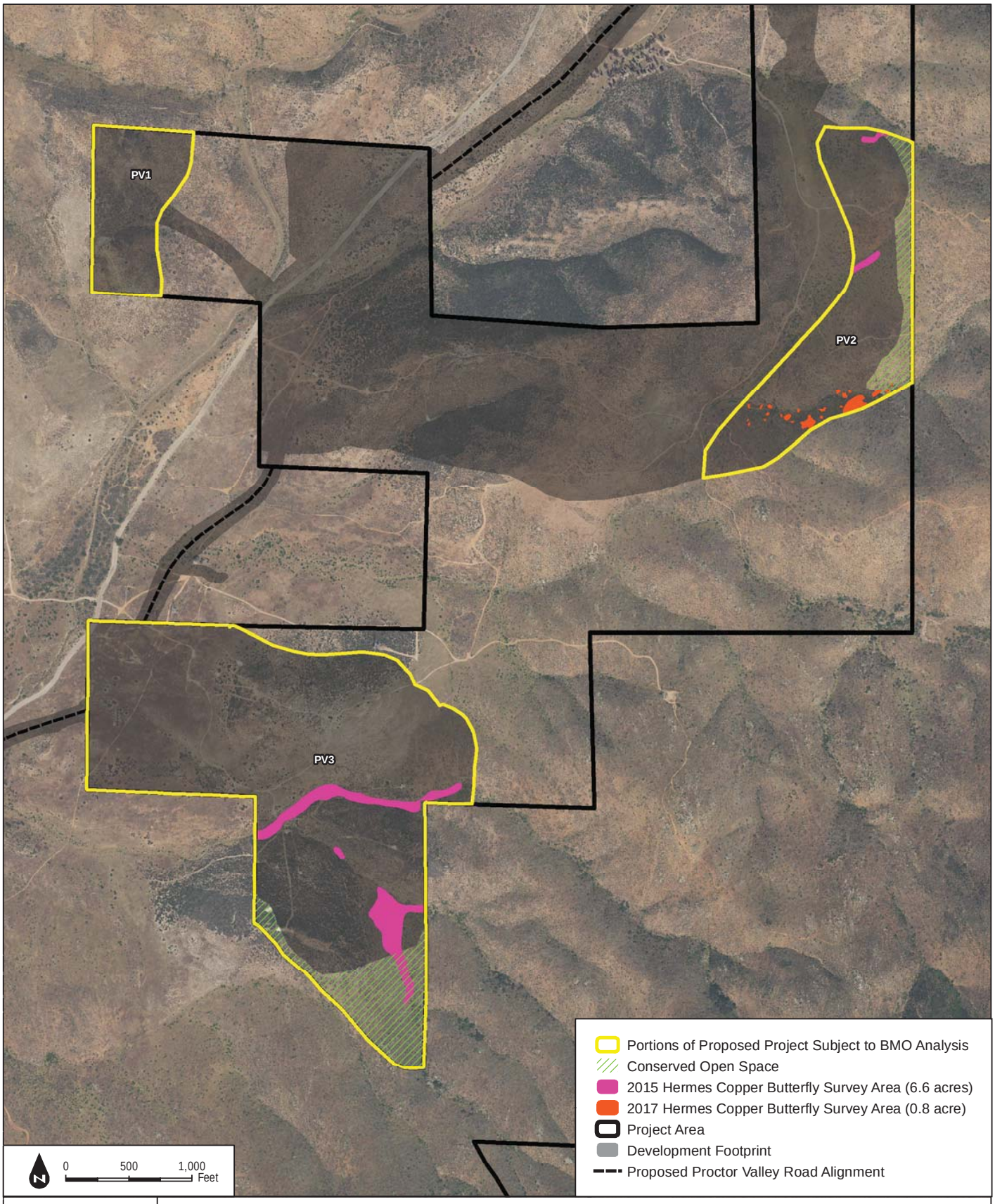
Discussion Specific to PV1, PV2, and PV3: PV1, PV2, and PV3 are composed of habitats found throughout the Otay Ranch RMP Preserve and Proctor Valley Parcel, as well as other conserved land within the MSCP Preserve. While PV1, PV2, and PV3 contain sensitive habitat types, the parcels do not support unique habitats not otherwise found within the region. PV1, PV2, and PV3 are not identified as Preserve in the Otay Ranch GDP/SRP, the County General Plan, or the MSCP County Subarea Plan. Impacts to habitat within PV1, PV2, and PV3 would be mitigated through conveyance of 228.1 acres within the Otay Ranch RMP Preserve, which is a component of the MSCP Preserve. The habitat conveyed to the Otay Ranch RMP Preserve is anticipated to be similar to, or of higher quality than, the habitat being impacted, and if feasible, an area that is structurally diverse and includes unique habitats and habitat features would be selected for mitigation.

In addition, 20.1 acres of habitat would be conserved in PV2 and PV3. These 20.1 acres would be designated as Conserved Open Space, and a permanent open space easement would be recorded or the land would be conveyed to the Otay Ranch Preserve. All but a very small fraction (0.1 acres of disturbed habitat) within the 20.1-acre Conserved Open Space consists of native vegetation (predominantly coastal sage scrub, which has the potential to support special-status species). As discussed previously in this BMO Findings Report, the 20.1 acres of Conserved Open Space includes one pair of coastal California gnatcatcher and is contiguous to MSCP Preserve, which contains high habitat structural diversity and unique habitats and features.

The Conserved Open Space in PV1, PV2, and PV3 includes 0.8 acres of Hermes copper butterfly (*Lycaena hermes*) host plant (Figure 3, Hermes Copper Survey Area) and 0.1 acres of Quino checkerspot butterfly (*Euphydryas editha quino*) host plant and 20.1 acres

of suitable habitat for the species (Figure 4, Quino Checkerspot Butterfly Host Plants). In addition, the Conserved Open Space includes 0.06 acres of waters/streambed. As previously discussed, the Otay Ranch GDP/SRP designated these areas for development. In addition, the Otay Ranch RMP Preserve lands within the Project Area include 0.72 acres of Quino checkerspot butterfly host plant and 6.5 acres of Hermes copper butterfly host plant. In addition, there are 0.92 acres of Quino checkerspot butterfly host plant and 2.2 acres of Hermes copper butterfly host plant in non-graded LDA and Conserved Open Space within the Project Area. Areas of Conserved Open Space would be placed in a biological open space easement or conveyed to the Otay Ranch RMP Preserve and could be used for mitigation while areas of non-graded LDA would be in an open space easement per the terms of LDA as outlined in the Otay Ranch GDP/SRP (Section 3). Approximately 1.73 acres of stream channel within the Project Area will either remain un-impacted and conveyed to the Otay Ranch RMP Preserve, or restored to pre-project conditions. Mitigation will be either in onsite or offsite Otay Ranch RMP Preserve. In order for the off-site mitigation parcels to be acceptable as mitigation for sensitive plant and wildlife species, including Quino checkerspot butterfly, the vegetation within the off-site parcel must be mapped, and the site would have suitable habitat to support Quino checkerspot butterfly per the survey guidelines definition of habitat.

Discussion in the Context of the Otay Ranch RMP: After years of extensive analysis, the County and the City of Chula Vista approved the Otay Ranch GDP/SRP and Otay Ranch RMP and, in so doing, designated development areas and Otay Ranch RMP Preserve in the Proposed Project. During the Otay Ranch PEIR analysis, and prior to the jurisdictions' approval of the Otay Ranch GDP/SRP and Otay Ranch RMP, more than seven different alternative land plans were considered for the Proctor Valley Parcel, which includes PV1, PV2, and PV3, taking into consideration sensitive habitat and species, wildlife corridors, topography, surrounding land uses, and proposed circulation systems. Impacts to biological resources and mitigation for those impacts were analyzed extensively during the Otay Ranch GDP/SRP planning of the Proposed Project to maximize the structural habitat diversity of conserved areas; conserve unique habitats and habitat features; and ensure that efforts were made to limit development, where feasible, to areas with the least-sensitive habitat. The Proposed Project, including the proposed development within PV1, PV2, and PV3, would not change the Otay Ranch RMP Preserve footprint. As previously stated, the Otay Ranch RMP Preserve was designated to encompass the highest value resource areas as preserve land (County of San Diego 1997, p. 3-15). Per the requirements of the BMO, the impacts to habitat in PV1, PV2, and PV3 would be mitigated by using like kind or up-tiered habitat within the Otay Ranch RMP Preserve.



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SOURCE: NAIP 2016; Hunsaker 2017

FIGURE 3

Hermes Copper Survey Area

Otay Ranch Village 14 and Planning Areas 16/19

Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

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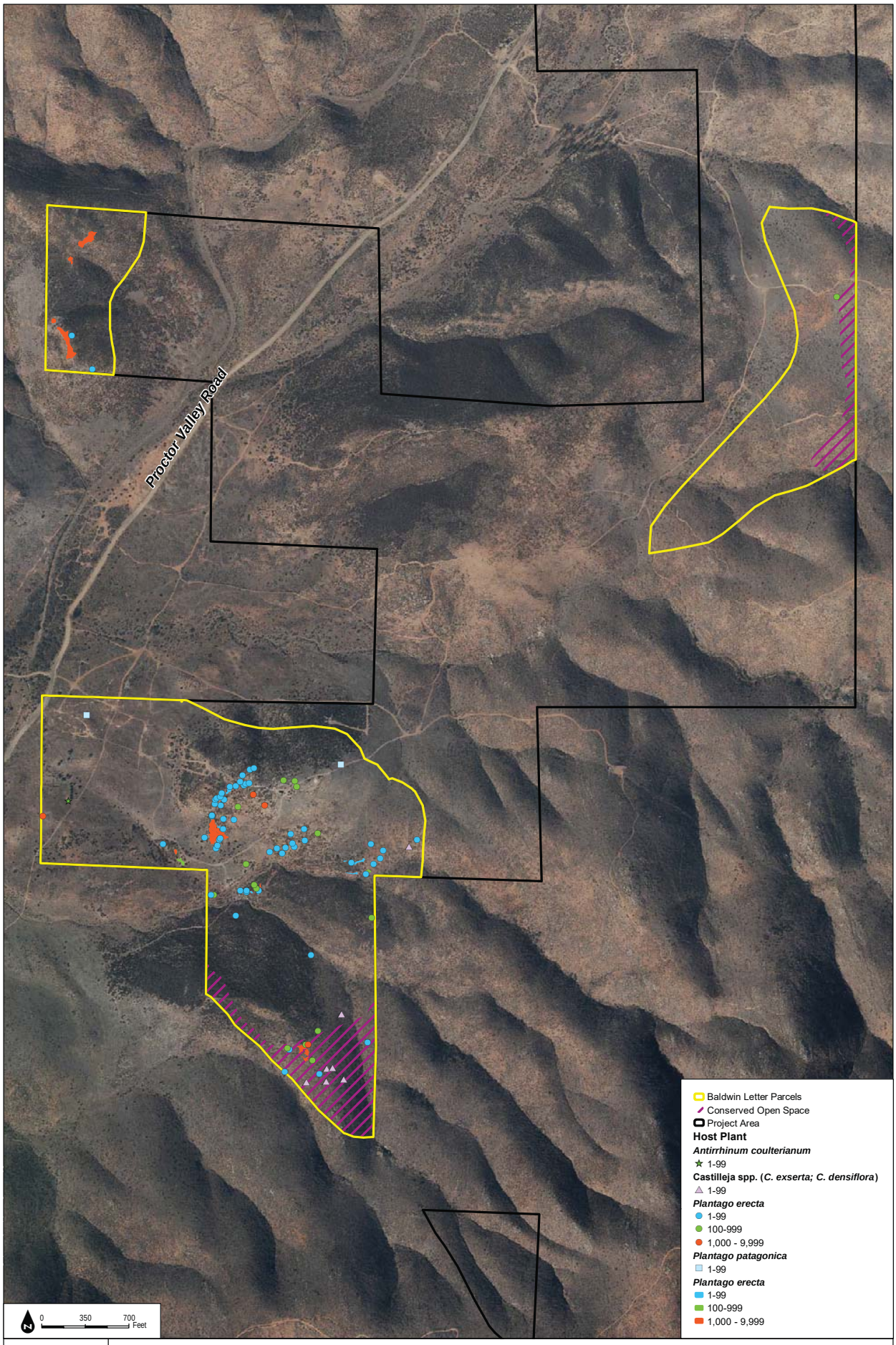

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SOURCE: NAIP 2016, Hunsacker 2017, HELIX 2016

Figure 4
Quino Checkerspot Butterfly Host Plants

Otay Ranch Village 14 and Planning Areas 16/19

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Findings: The Proposed Project would maximize habitat structural diversity of conserved areas by providing preservation of areas within PV2 and PV3 that include 0.1 acres of Quino checkerspot butterfly host plant and 20.1 acres of suitable habitat for this species and 0.8 acres of Hermes copper butterfly host plant. In addition, the Conserved Open Space includes 0.06 acres of waters/streambed. These areas would have otherwise been developed under the Otay Ranch GDP/SRP and County General Plan Development Footprint. Additional preservation would be provided within the Otay Ranch RMP Preserve, which is an integral component of the MSCP Preserve. The Otay Ranch RMP Preserve essentially functions as Otay Ranch's mitigation bank and possesses characteristics of high to very high habitat structural diversity and conservation of unique habitats and habitat features. Therefore, the proposed development within PV1, PV2, and PV3 would be in conformance with this criterion.

3. ***Provide for the conservation of spatially representative (e.g., north of I-8 vs south of I-8) examples of extensive patches of coastal sage scrub and other habitat types that were ranked as having high and very high biological value by the MSCP habitat evaluation model.***

   Discussion Specific to PV1, PV2, and PV3: Per Figure 4-1, Habitat Evaluation Model, of the MSCP County Subarea Plan, PV1 (18.9 acres) is designated as high habitat value (County of San Diego 1997). Of the 44.6 acres within PV2, 21.2 acres is considered to have very high habitat value, 9.2 acres is considered to have high habitat value, and 14.3 acres is considered to have moderate habitat value (Figure 5, Habitat Evaluation Model). Within PV3, 92.8 acres of the 134.5 acres is considered to have very high habitat value and 11.3 acres is considered to have high habitat value, while the remaining acreages vary from moderate (13.4 acres) to low (14.3 acres) habitat value, with 2.7 acres having no evaluation. Proposed development within PV1, PV2, and PV3 would have impacts to 98.1 acres of coastal sage scrub categorized as high or very high habitat value but would conserve 18.2 acres of coastal sage scrub that would be subject to development under the Otay Ranch GDP/SRP. Of the 18.2 acres of coastal sage scrub within Conserved Open Space, 10.8 acres is considered to have moderate to high habitat value and the remaining acreage is categorized as having low habitat value.

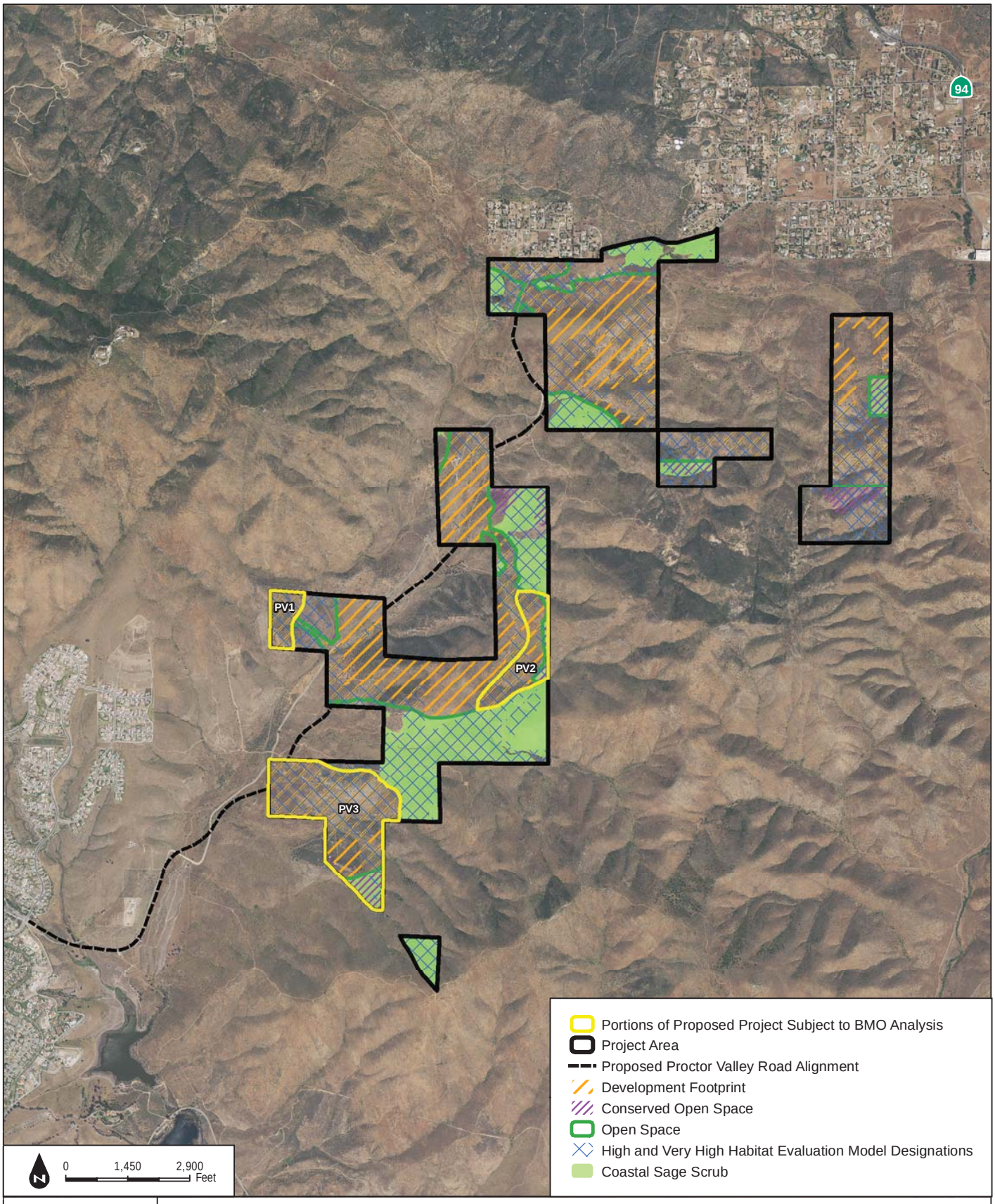
   Discussion in the Context of the Otay Ranch RMP Preserve: The overall mitigation requirements for the Proposed Project, including development on PV1, PV2, and PV3, are set forth in the conveyance obligation outlined in the Otay Ranch RMP. Pursuant to the Otay Ranch RMP Preserve Conveyance Obligation, the Proposed Project would convey 1.188 acres of Otay Ranch RMP Preserve for every 1 acre of Otay Ranch development, which may be satisfied with any acre of Otay Ranch RMP Preserve regardless of location, ownership, or habitat value. According to these requirements, the Proposed Project would be required to convey approximately 776.8 acres to the Otay

Ranch RMP Preserve. For PV1, PV2, and PV3, the development equals 203.5 acres (171.3 acres of impacts mitigated at the 1.188 ratio totals 203.5 acres), which would be conveyed specifically to mitigate the impacts of the development (Table 1).

Beyond the mitigation requirements of the Otay Ranch RMP, the BMO mitigation ratios would require an additional 24.6 acres to mitigate the impacts of development on PV1, PV2, and PV3 for a total mitigation requirement of 228.1 acres. These 228.1 acres of mitigation would be located in either the on-site Otay Ranch RMP Preserve or the Conserved Open Space areas on-site and would be like-kind (or up-tiered) habitat. For example, development of PV1, PV2, and PV3 would impact 109.2 acres of coastal sage scrub. Based on the BMO-required mitigation ratios, the mitigation requirement for PV1, PV2, and PV3 would be 168.8 acres of coastal sage scrub. In the Project Area, there are 264.2 acres of coastal sage scrub in the Otay Ranch RMP Preserve and an additional 45.2 acres of coastal sage scrub within Conserved Open Space for a total of 309.4 acres. Therefore, there is more than sufficient like-kind habitat (309.4 acres) within the Project Area to mitigate the coastal sage scrub impacts from development of PV1, PV2, and PV3. The majority of this like-kind habitat is of high to very high habitat value (183 acres (59%) is designated as very high habitat value and 56.6 acres (18%) is designated as high habitat value), with much of it found in large patches.

Additional Otay Ranch RMP Preserve land would be acquired outside the boundaries of the Project Area to meet the 1.188 Otay Ranch RMP Preserve Conveyance Obligation requirements for the Proposed Project (776.8 acres of Preserve conveyance). Of the 776.8 acres of required conveyance, 426.7 of Otay Ranch RMP Preserve within the Project Area will be conveyed. The additional 350.1 acres required for mitigation would be purchased off site within the Otay Ranch RMP Preserve. Additional mitigation as a result of the BMO analysis may be satisfied through onsite or offsite conveyance or Conserved Open Space within the overall Project Area, including PV2 and PV3. It is anticipated that the off-site conveyance of land to the Otay Ranch RMP Preserve, which is required to meet the Proposed Project's overall conveyance obligations, would preserve additional areas of coastal sage scrub and other high to very high habitat value. Once the off-site mitigation location is determined, a biological assessment of that parcel would determine the amount of high habitat value.

Therefore, with the Otay Ranch RMP Preserve Conveyance Obligation requirements for impacts from development of PV1, PV2, and PV3 (i.e., 203.5 acres) and additional mitigation required by the BMO mitigation ratios (24.6 acres), the like-kind mitigation conveyed for impacts within PV1, PV2, and PV3 would provide for the conservation of spatially representative examples of extensive patches of coastal sage scrub and other habitat types that are ranked as having high and very high biological value by the MSCP County Subarea Plan habitat evaluation model.



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SOURCE: NAIP 2016; Hunsaker 2017

FIGURE 5

Habitat Evaluation Model

Otay Ranch Village 14 and Planning Areas 16/19

Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

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Findings: As discussed previously, impacts to coastal sage scrub and other sensitive habitat types within PV1, PV2, and PV3 would be mitigated through either conveyance management and funding of 228.1 acres within the Otay Ranch RMP Preserve or preservation and management of Conserved Open Space on site through a conservation program and long-term funding. This mitigation would provide for conservation of spatially representative, extensive patches of coastal sage scrub and other high and very high biological values. The preservation in PV1, PV2, and PV3 includes 20.1 acres of Conserved Open Space, of which 7.1 acres is high/very high habitat value and contiguous to other areas considered to have high habitat value in the Otay Ranch RMP Preserve. As shown in Table 1, the 20.1 acres of Conserved Open Space helps to meet the habitat based mitigation requirements of this BMO analysis (Table 5). As stated previously, the Otay Ranch RMP Preserve is a component of the MSCP Preserve. Development of PV1, PV2, and PV3 would be consistent with this criterion.

4. ***Create significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats using the criteria set out in Chapter 6, Section 6.2.3 of the MSCP [County Subarea] Plan. Potential impacts from new development on biological resources within the Preserve that should be considered in the design of any project include access, non-native predators, non-native species, illumination, drain water (point source), urban runoff (non-point source), and noise.***

   Discussion Specific to PV1, PV2, and PV3: The Preserve Edge Plan for PV1, PV2, and PV3 creates a 100-foot buffer between the Otay Ranch RMP Preserve and development. The Preserve Edge Plan identifies the limited uses and functions allowed within the 100-foot-wide Preserve edge and provides a list of plant species that are appropriate adjacent to the Otay Ranch RMP Preserve. The Preserve Edge Plan addresses drainage, toxic substances, lighting, noise, fuel modification, fencing, and invasive species in accordance with Chapter 3 of the Otay Ranch RMP and additional MSCP County Subarea Plan guidelines. The Preserve edge reduces development within PV1, PV2, and PV3 and adjacent to the Otay Ranch RMP Preserve by 34.6 acres.

   In addition, development would be prohibited in 20.1 acres of areas currently designated in the Otay Ranch GDP/SRP and County General Plan as low residential for development in PV2, and PV3, which would instead be categorized as Conserved Open Space, which would be protected under a Biological Open Space Easement. The 20.1 acres of Conserved Open Space is composed of approximately 6.1 acres located along the eastern edge of PV2 and approximately 14.0 acres within the southern portion of PV3. The 6.1 acres of Conserved Open Space along the eastern edge of PV2 is immediately adjacent to proposed development. Providing an additional 6.1 acres of Conserved Open Space along

the entire development edge would pull development away from designated Preserve and add to the adjacent open space habitat blocks. Since the 6.1 acres of PV2 is adjacent to development, fragmentation of large blocks of habitat would not occur. Providing 14 acres of Conserved Open Space within the southern portion of PV3 eliminates a finger of development south adjacent to the Otay Ranch RMP Preserve and Cornerstone Lands and reduces the development/Preserve interface edge by 1,400 feet. The Proposed Project relocates the existing Proctor Valley Road, an approved MSCP County Subarea Plan mobility element facility, onto PV3 to avoid potential impacts to vernal pools and fairy shrimp areas within the City of San Diego MSCP Cornerstone Lands, further reducing the footprint for residential development and edge effects.

The Conserved Open Space areas, the 100-foot buffer in the Preserve Edge Plan, and realignment of Proctor Valley Road further ensure preservation of the large blocks of habitat already set aside in the Otay Ranch RMP Preserve and other MSCP Preserve lands adjacent to PV1, PV2, and PV3.

Findings: Within PV2 and PV3, development would not occur within 20.1 acres that are adjacent to the significant blocks of habitat in the existing Otay Ranch RMP Preserve. These 20.1 acres were previously designated for development in the Otay Ranch GDP/SRP and County General Plan; however, they are now proposed to be protected from development as Conserved Open Space with a biological open space easement and, as such, would reduce the Preserve/development interface and contribute to large adjacent blocks of habitat. PV1, PV2, and PV3 would include a 100-foot buffer along the Otay Ranch RMP Preserve, as required in the Preserve Edge Plan to assist in regulating access, non-native predators, non-native species, illumination, drain water, and urban runoff. In addition, the alignment of Proctor Valley Road has been shifted onto PV3. These actions would reduce edge effects along the Preserve/development interface and contribute to the preservation of additional lands adjacent to existing Preserve lands. As noted previously, the Otay Ranch Preserve is a component of the larger MSCP Preserve, which interconnects to other open space blocks under agency ownerships. Thus, the proposed development of PV1, PV2, and PV3 would be consistent with this criterion.

5. ***Provide incentives for development in the least sensitive habitat areas.***

Discussion Specific to PV1, PV2, and PV3: As shown in Section 2.2.1, the majority of PV1, PV2, and PV3 contain sensitive habitat areas, with the exception of 4.2 acres of disturbed habitat and 0.1 acre of existing development. To reduce impacts to sensitive habitats, areas of Conserved Open Space are proposed for PV2 and PV3, which reduce the Development Footprint, as designated under the GDP/SRP, by 20.1 acres. Of the 20.1 acres of Conserved Open Space, 18.2 acres is mapped as coastal sage scrub, which is a

Tier II vegetation community under the BMO, and 1.9 acres is mapped as chamise chaparral, which is a Tier III vegetation community. The 4.3 acres of disturbed habitat/development would be included within the proposed Development Footprint. In addition, the reduction in development in PV3 would result in preservation of a location of a coastal California gnatcatcher pair and additional habitat for the pair.

Discussion in the Context of the Otay Ranch RMP Preserve: As noted previously, the Development Footprint and Otay Ranch RMP Preserve boundary for the Proposed Project were designated in the Otay Ranch GDP/SRP and Otay Ranch PEIR after extensive analysis and consideration of the on-site habitat values, wildlife corridors, topography, and other existing constraints. The planning efforts were established to ensure that development occurred in habitat areas that were deemed to be lower priority than those placed in the 11,375-acre Otay Ranch RMP Preserve. The Development Footprint for the Proposed Project, which includes PV1, PV2, and PV3, conforms to the originally designated Otay Ranch GDP/SRP and Otay Ranch RMP Preserve boundary.

Findings: As described previously, the incentives to develop in the least-sensitive areas of Otay Ranch were provided through designation of the Development Footprint and Otay Ranch RMP Preserve boundary in the Otay Ranch GDP/SRP. PV1, PV2, and PV3 were previously designated as developable areas within the Otay Ranch GDP/SPR after extensive consideration of the on-site habitat values, wildlife corridors, topography, and other existing constraints within the Proposed Project, as well as the entire Otay Ranch overall. Thus, development of PV1, PV2, and PV3 would be consistent with the incentives to develop in the least-sensitive areas within Otay Ranch. In addition, the impacts to sensitive habitat would be further reduced compared to the previously designated Development Footprint by eliminating development of 20.1 acres within PV2 and PV3. Thus, the proposed development within PV1, PV2, and PV3 would be in conformance with this criterion.

6. ***Minimize impacts to narrow endemic species and avoid impacts to core populations of narrow endemic species.***

   Discussion Specific to PV1, PV2, and PV3: One narrow endemic species, variegated dudleya, has been observed within PV3. No other narrow endemic plant or wildlife species were observed within PV1, PV2, or PV3.

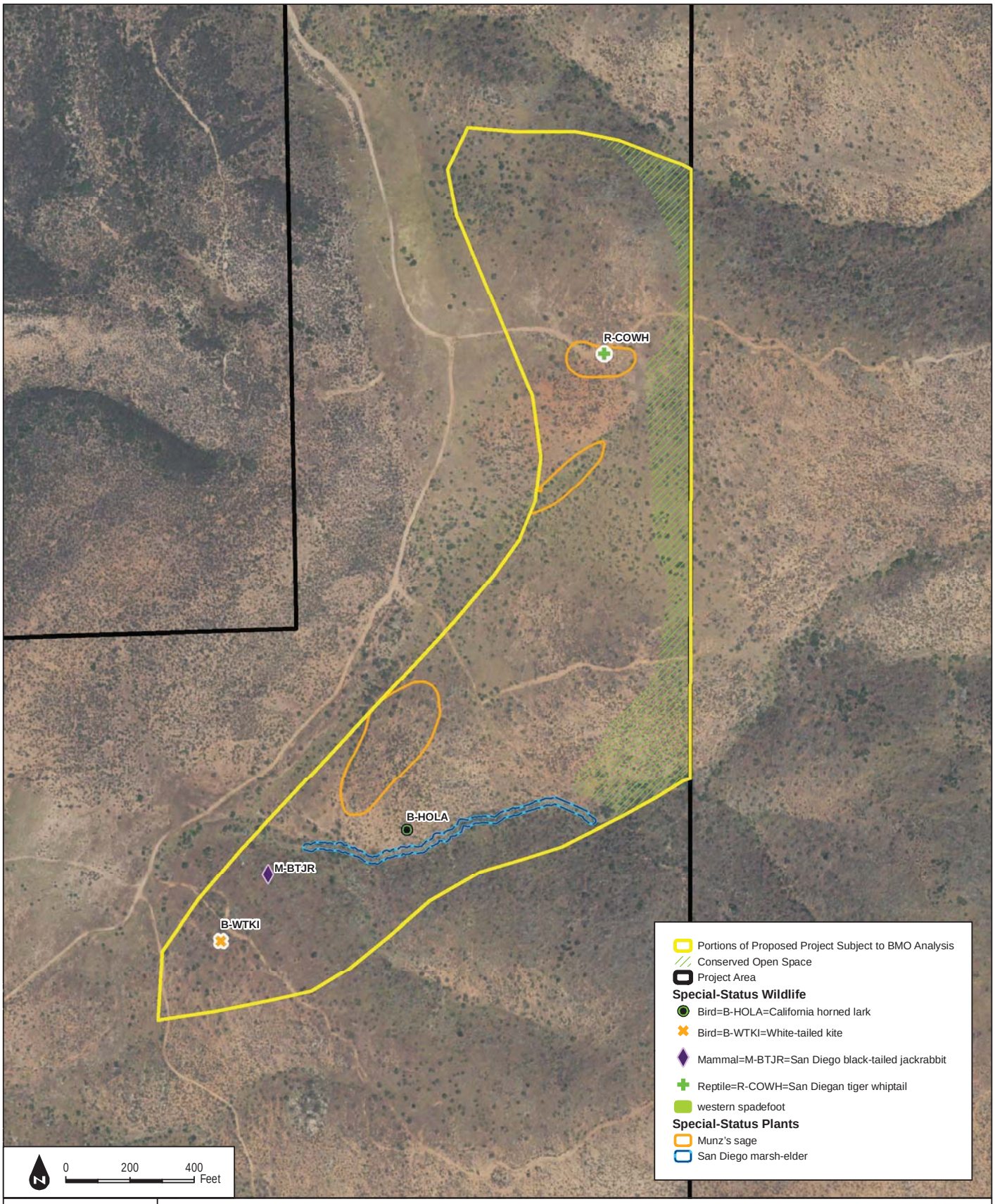
   Variegated dudleya is a narrow endemic species, an MSCP Covered Species, and a County Group A species. Two small populations were observed within PV3: 25 plants were observed within 1 population, and 10 plants were observed in the other (Figures 6a and 6b). All 35 individuals would be impacted by development within PV3. As shown on Figure 6, Sheet 2, of the Otay Ranch RMP, a population of variegated dudleya was

observed within the same general location as those identified in the update surveys conducted for the site[1].

Variegated dudleya is not on the list of critical populations of sensitive plant species within the MSCP County Subarea Plan (Attachment C of the BMO). The two populations located within the PV3 Development Footprint are not considered core populations because they are small populations (10 and 25 plants, respectively) and are not located adjacent to any other populations. In addition, the Otay Ranch RMP did not identify the populations within PV3 as core populations, necessitating a designation as RMP Preserve.

Avoidance of the two small populations of variegated dudleya within PV3 is not feasible for the following reasons. The two populations within PV3 are located approximately 400–500 feet from the Otay Ranch RMP Preserve. A redesign to avoid these two small populations would require the necessary 100-foot Preserve edge, meeting County Fire Department regulations, addressing topographic constraints, and ensuring that the populations were adjacent to the Preserve, which would result in the loss of up to 30 acres of developable land. A redesign to keep the secondary access road for fire safety would result in the loss of approximately 10 acres, but the population would be separated from the Otay Ranch RMP Preserve by a road. As previously discussed, further reduction in the Development Footprint would limit the ability to achieve the density and land use policies set forth in the County's General Plan and the Otay Ranch GDP/SRP. The development could be redesigned to include these populations within the private homeowners' association open space, but carving the populations out of the development and preserving them on their own would isolate the populations from other Preserve lands and expose the variegated dudleya populations to edge effects, which Table 3-5 of the MSCP County Subarea Plan specifically indicates should be minimized.

[1] The Otay Ranch RMP and PEIR determined that the population of variegated dudleya located on PV3, described above, did not warrant conservation.



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SOURCE: NAIP 2016; Hunsaker 2017

FIGURE 6a

Special-Status Species Occurrences

Otay Ranch Village 14 and Planning Areas 16/19

Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

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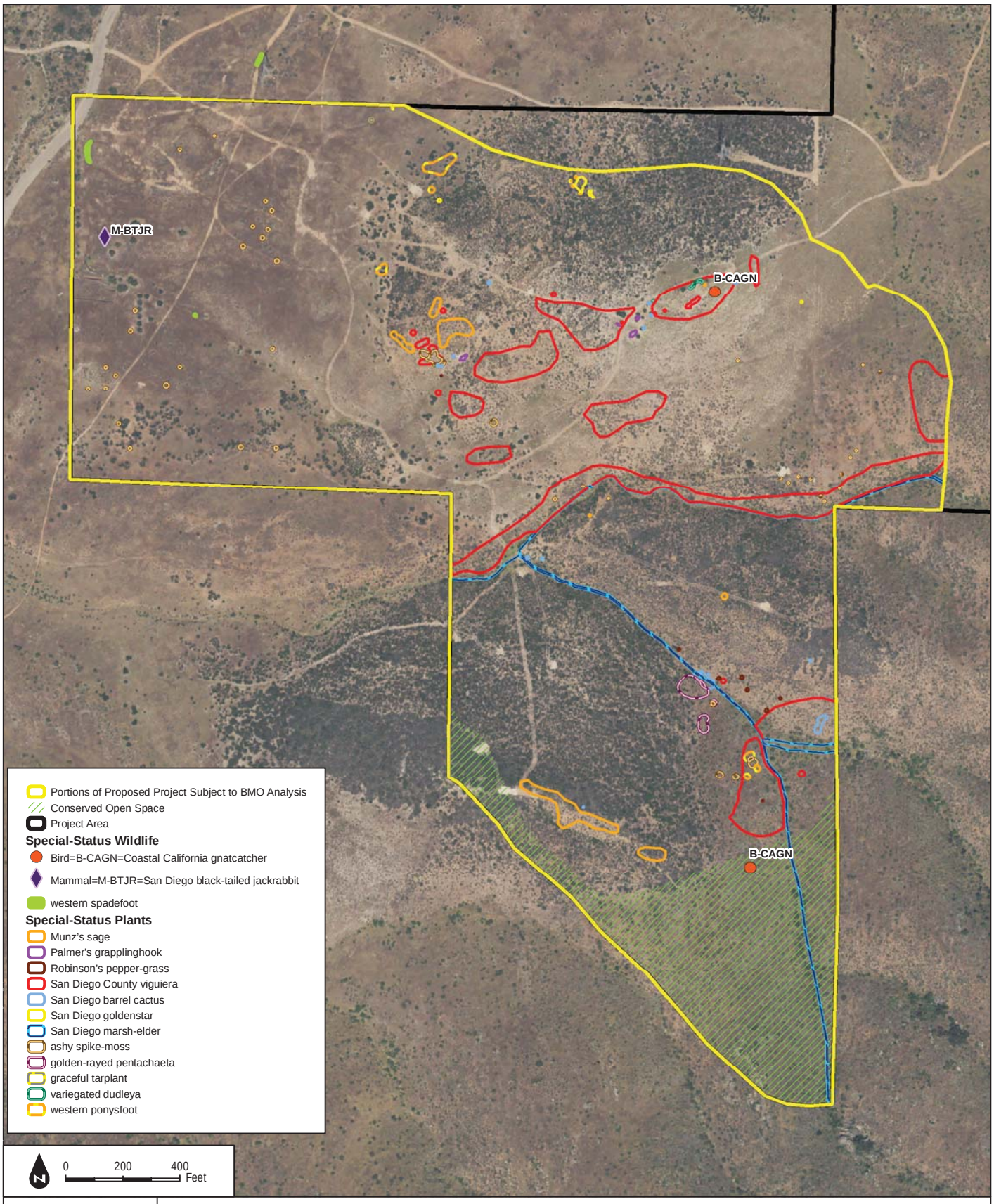

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SOURCE: NAIP 2016; Hunsaker 2017

FIGURE 6b

Special-Status Species Occurrences

Otay Ranch Village 14 and Planning Areas 16/19

Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

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Although the two small populations of variegated dudleya within PV3 are not considered core populations per the Otay Ranch RMP, variegated dudleya is a narrow endemic species; therefore, a mitigation ratio of 3:1 is proposed. Mitigation would consist of translocating the existing populations through soil block salvage and placing them within areas of temporarily impacted Otay Ranch RMP Preserve within the Proposed Project or restoring disturbed areas within the Otay Ranch RMP Preserve and translocating the existing populations to this site. To achieve a 3:1 preservation goal, additional variegated dudleya individuals would be planted at the translocation site. Translocation of the existing populations along with planting of additional individuals would result in no net loss of variegated dudleya populations within PV3 (more information is in Section 2.4.1).

Discussion in the Context of the Otay Ranch RMP: Translocation and additional plantings within the MSCP/Otay Ranch RMP Preserve minimize impacts to this narrow endemic species. The Otay Ranch RMP states that variegated dudleya populations are either widespread throughout Otay Ranch or represented by large, localized populations. At the time of approval, the Otay Ranch RMP Preserve was anticipated to preserve approximately 75% of this species' on-site distribution within Otay Ranch, and the population observed within PV3 was not included within the Preserve boundary. Table 3-5 of the MSCP Plan states, "This species will be covered by the MSCP because 56% of major populations and 75% of known localities will be conserved. This species is on the MSCP [County Subarea Plan]'s list of narrow endemics, and therefore participating jurisdictions must specify in their subarea plans additional conservation measures for the species."

Findings: One narrow endemic species, variegated dudleya, was observed within PV3 during the original surveys conducted in support of the Otay Ranch RMP and the updated surveys conducted for the Proposed Project. No other narrow endemic plant or wildlife species were observed within PV1, PV2, or PV3. The two small populations (10 and 25 plants, respectively) of variegated dudleya within the PV3 Development Footprint do not represent core populations. Avoidance of variegated dudleya within PV3 is not feasible due to the reasons discussed previously. Impacts to variegated dudleya within PV3 would be mitigated at a 3:1 ratio through both translocation and additional plantings, resulting in no net loss of the population and minimization of impacts. Thus, the proposed development of PV1, PV2, and PV3 would be consistent with this criterion.

7. ***Preserve the biological integrity of linkages between BRCAs.***

Discussion Specific to PV1, PV2, and PV3: The linkages identified in the MSCP Plan are based on the *Baldwin Otay Ranch Wildlife Corridors Studies Report* (Wildlife Corridors Studies Report) (Ogden 1992). The wildlife corridor study identified two BRCA overlapping the Project Area. There are no identified linkages within or surrounding PV1, PV2, and PV3. PV1, PV2, and PV3 and the immediately surrounding areas are currently undeveloped, with

the exception of the adjacent existing Proctor Valley Road, which means that wildlife can move freely throughout the landscape. The wildlife corridor study identified specific local and regional corridors, which are not included in the boundaries of PV1, PV2, or PV3, used by wildlife. While wildlife may currently move throughout PV1, PV2, and PV3, these three parcels are not considered habitat linkages. Additionally, the MSCP Plan provides designated BRCA and linkages, which are appropriate for this analysis, on Figure 2-2.

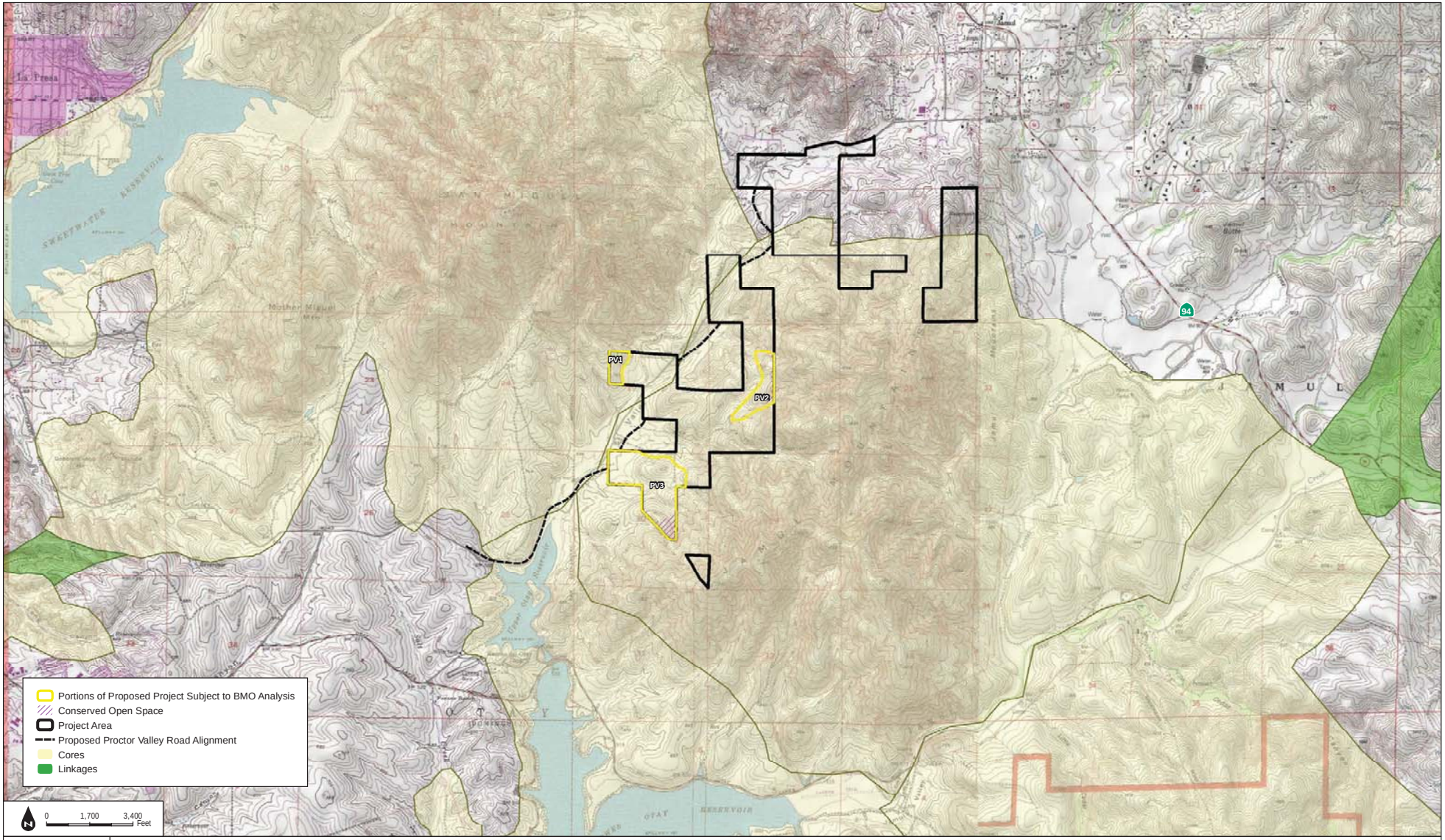
Because PV1, PV2, and PV3 would be consistent with the originally designated Otay Ranch GDP/SRP and Otay Ranch RMP Preserve boundaries, development of these three areas would not impact identified habitat linkages.

Discussion in the Context of the Otay Ranch RMP: The wildlife corridor study identified specific local and regional corridors used by wildlife that would be maintained in the Otay Ranch RMP Preserve. There are no linkages within or surrounding the Village 14 and Planning Area 16/19 Project Area as identified on Figure 2-2 of the MSCP Plan. The designated Otay Ranch RMP Preserve areas adjacent to and surrounding PV1, PV2, and PV3 provide for wildlife corridors and movement to those linkages but are not identified linkages in the MSCP Plan.

Findings: As shown on Figure 7, Biological Resource Core Area, PV1, PV2, and PV3 do not contribute directly to the defined linkages as identified in the MSCP Plan. Thus, the proposed development on these three parcels would not impede existing linkages or otherwise compromise their functionality.

8. ***Achieve the conservation goals for Covered Species and habitats.***

A total of three MSCP Covered plant species have been observed within PV2 and PV3: San Diego goldenstar, variegated dudleya, and San Diego barrel cactus. Additionally, one MSCP Covered wildlife species, coastal California gnatcatcher, has been observed within PV1, PV2, and PV3, and nine additional MSCP species have a high potential to occur (Table 4). The following text discusses these species and how PV1, PV2, and PV3 achieve conservation goals for Covered Species and their habitats. The conservation goals for Covered Species are presented in Table 3-5 of the MSCP Plan.



DUDEK

SOURCE: Hunsaker 2017; SANGIS 2016

FIGURE 7
Biological Resource Core Area

Otay Ranch Village 14 and Planning Areas 16/19

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Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

Discussion of Covered Plant Species Specific to PV1, PV2, and PV3: Development within PV3 would result in direct impacts to three Covered plant species: San Diego goldenstar, variegated dudleya, and San Diego barrel cactus. Development of PV1 would result in impacts to designated critical habitat for spreading navarretia (*Navarretia fossalis*) (Table 3), which is also a Covered Species. However, no individual spreading navarretia plants were observed within PV1, PV2, or PV3; therefore, there are no impacts to this species, mitigation is not required, and this species is not discussed further. There are no Covered plant species present within PV1 or PV2.

San Diego Goldenstar: A total of 17 San Diego goldenstar plants would be impacted in PV3. The conservation goal for this species as described in Table 3-5 of the MSCP Plan states that 8 of 11 major populations of San Diego goldenstar (73% of major populations) and 38% of grasslands within the MSCP Plan area would be conserved. This species is found in large quantities throughout the Project Area (approximately 4,952 individuals). The plant populations within PV3 would not be considered major populations since they are small and separate from the larger populations. In addition, these populations are not designated as major populations within the MSCP Area (SANDAG 2018). While PV1, PV2, and PV3 do not provide specifically for the preservation of San Diego goldenstar, the Proposed Project's contribution to the Otay Ranch RMP Preserve through on-site conveyance would preserve 2,902 individuals of the species, and an additional 688 individuals would be preserved through Conserved Open Space. Another 577 individuals within non-graded LDA would not be impacted by the Proposed Project (Table 3). However, to ensure no net loss of these populations, mitigation in the form of translocation of the existing populations, along with additional plantings, would be provided within Conserved Open Space in PV3. Therefore, the Proposed Project contributes to the overall conservation goals outlined for San Diego goldenstar.

Variegated Dudleya: Two populations (25 and 10 plants, respectively) of variegated dudleya would be impacted in PV3. Table 3-5 of the MSCP Plan states that 56% of major populations and 75% of known localities of variegated dudleya within the MSCP Plan area would be conserved. These populations are not designated as major populations within the MSCP Area (SANDAG 2018). Although PV1, PV2, and PV3 do not contribute to the overall conservation goals of the MSCP Plan by preserving additional populations of this species, to ensure that there are no net losses of this narrow endemic species, mitigation in the form of translocation of the existing populations, along with additional plantings, would be provided within Conserved Open Space in PV3. Therefore, with the proposed mitigation, development within PV3 would contribute to the overall conservation goals for variegated dudleya.

San Diego Barrel Cactus: A total of 36 San Diego barrel cactus individuals would be impacted in PV3. Table 3-5 of the MSCP Plan states that 81% of major populations within the

MSCP Plan area would be conserved. Table 3-5 also lists specific percentages for subareas; however, Otay Ranch is not listed as a subarea. These populations are not designated as major populations within the MSCP Plan (SANDAG 2018). While PV1, PV2, and PV3 do not provide specifically for the preservation of San Diego barrel cactus, the Proposed Project's contribution to the Otay Ranch RMP Preserve through on-site conveyance would preserve two individuals. To ensure that there is no net losses of this species, mitigation in the form of translocation of the existing populations, along with additional plantings, would be provided. Therefore, with the proposed mitigation, development within PV3 would contribute to the overall conservation goals for San Diego barrel cactus.

Discussion of Covered Plant Species in the Context of the Otay Ranch RMP: The Otay Ranch RMP outlines objectives and policies for the preservation of sensitive plant species within Otay Ranch (Policies 2.6 and 2.7, City of Chula Vista and County of San Diego 1996). Preservation goals for select sensitive plant species are identified and outlined within these policies, which apply Ranch-wide (City of Chula Vista and County of San Diego 1996). The percentage of populations retained within the Otay Ranch RMP Preserve includes the population estimates at the time of Otay Ranch RMP approval. Because the Proposed Project, which includes PV1, PV2, and PV3, conforms to the original Otay Ranch GDP/SRP boundary, any populations recorded within the portions of Otay Ranch RMP Preserve within the Project Area would contribute to attainment of the Ranch-wide Otay Ranch RMP conservation goals. Ranch-wide, the Otay Ranch RMP requires preservation of a minimum of 75% of the Otay Ranch populations of San Diego barrel cactus, 75% of the Otay Ranch populations of variegated dudleya, and 54% of the Otay Ranch populations of San Diego goldenstar. Pursuant to the Otay Ranch RMP, the Proposed Project, which includes PV1, PV2, and PV3, is not required to meet the Ranch-wide standard. Rather, the Otay Ranch RMP Preserve Conveyance Obligation satisfies the conservation goals. In addition, impacts to populations of variegated dudleya and San Diego barrel cactus were identified in the Otay Ranch RMP, which is incorporated to the MSCP Plan. As shown on Figure 6, Sheet 2, of the Otay Ranch RMP, populations of these species observed within the same general location as those identified in the update surveys conducted for the site. Therefore, it can be assumed that the conservation goals outlined in the Otay Ranch RMP anticipated impacts to these species as a part of the Proposed Project and specifically development of PV3.

Discussion of Covered Wildlife Species Specific to PV1, PV2, and PV3: PV1, PV2, PV3, or the Proposed Project as a whole do not contain key regional populations of Covered wildlife species. However, there is a high potential for some Covered wildlife species to occur on PV1, PV2, and PV3 (Table 4), and one Covered Species, coastal California gnatcatcher, was observed in PV3 (Figure 6).

Table 3
Summary of Direct Impacts to and Mitigation for Covered Plant Species
Within the Proposed Project (Including PV2 and PV3)

Species	Regulatory Status: Federal/State/ County/CRPR	Approximate Number of Individuals within Project Area	Approximate Number of Individuals Impacted (Project Area[a]/PV2 and PV3[b])	Approximate Number of Non-Impacted Individuals				Mitigation Requirements
				Non-Graded LDA	*Conserved Open Space*	*Designated Preserve*	*Non-graded Total*	
San Diego goldenstar (*Bloomeria clevelandii)*	None/None/Covered, Group A/1B.1	4,952	786, 17 of which are in PV3	577	688	2,902	4,167	None. Mitigated through preservation of populations within the Otay Ranch RMP Preserve.
Variegated dudleya (*Dudleya variegata)*	None/None/Covered, Group A, Narrow Endemic/ 1B.2	35	35, all of which are in PV3	—	—	—	—	3:1 mitigation to impact ratio. Mitigation consists of translocation and additional plantings.
Spreading navarretia (*Navarretia fossalis)*	FT/None/Covered, Group A/1B.1	Critical habitat	11.4 acres, 4 acres of which are in PV2	—	—	17.0	17.02	None. Species not observed and not expected to occur.
San Diego barrel cactus (*Ferocactus viridescens)*	None/None/Covered, Group B/2B.1	50	48, 36 of which are in PV3	—	—	2	2	2:1 mitigation to impact ratio. Mitigation consists of translocation and additional plantings.

CRPR = California Rare Plant Rank; LDA = Limited Development Area; RMP = Resource Management Plan
Federal Designations
FT: federally threatened
County Designations
Covered: Covered Species under the MSCP Plan
Group A: Plants rare, threatened or endangered in California and elsewhere

Narrow Endemic: As defined in the Biological Mitigation Ordinance, those plant species listed on Attachment E of document No. 0769999 on file with the Clerk of the Board.
Group B: Plants rare, threatened or endangered in California but more common elsewhere
CRPR
1B: Plants rare, threatened, or endangered in California and elsewhere
2B: Plants rare, threatened, or endangered in California but more common elsewhere
Threat Ranks
0.1: Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)
0.2: Moderately threatened in California (20%–80% of occurrences threatened/moderate degree and immediacy of threat)
[a] Project Area impacts include impacts within designated development and Preserve, as well as portions of impacts within the LDA.
[b] Impacts to rare plants include impacts within the permanent and temporary footprints.

Table 4
Permanent Impacts to MSCP Covered Wildlife Species Present within the Development Footprint of the Proposed Project (Which Includes PV1, PV2, and PV3) or with High Potential to Occur

Species Common Name (Scientific Name)	Regulatory Status: Federal/State/ MSCP/County Group	Basis for Impact Evaluation	Total Project Area Development Footprint Impacts[a] (acres)	Non-impacted Project Area		Additional Otay Ranch RMP Preserve Conveyance[b] (acres)
				Conserved Open Space and Non-Graded LDA (acres)	*Otay Ranch RMP Preserve (acres)*	
orangethroat whiptail (*Aspidoscelis hyperythra*)	USFWS: None CDFW: SSC MSCP: Covered County: Group 2	High potential to occur. There are 1,239.0 acres of modeled habitat within the Project Area. Modeled habitat for this species includes chamise chaparral, disturbed chamise chaparral, coastal sage scrub, disturbed coastal sage scrub, disturbed habitat, eucalyptus woodland, mulefat scrub, oak riparian forest, and southern mixed chaparral.	724.8 (174.5 in PV1, PV2, and PV3)	144.7~~145.7~~ (20.1 of Conserved Open Space in PV2 and PV3)	388.0	350.1
Blainville's horned lizard (*Phrynosoma blainvillii*)	USFWS: None CDFW: SSC MSCP: Covered County: Group 2	Observed within the Otay Ranch Village 14 Development Footprint and Preserve within Planning Area 16 but not specifically within PV1, PV2, or PV3. There are 1,328.7 acres of modeled habitat within the Project Area. Modeled habitat for this species includes chamise chaparral, disturbed chamise chaparral, coastal sage scrub, disturbed coastal	788.6 (175.3 in PV1, PV2, and PV3)	144.3~~145.3~~ (20.1 of Conserved Open Space in PV2 and PV3)	415.7	350.1

Table 4
Permanent Impacts to MSCP Covered Wildlife Species Present within the Development Footprint of the Proposed Project (Which Includes PV1, PV2, and PV3) or with High Potential to Occur

Species Common Name (Scientific Name)	Regulatory Status: Federal/State/ MSCP/County Group	Basis for Impact Evaluation	Total Project Area Development Footprint Impacts[a] (acres)	Non-impacted Project Area		Additional Otay Ranch RMP Preserve Conveyance[b] (acres)
				Conserved Open Space and Non-Graded LDA (acres)	*Otay Ranch RMP Preserve (acres)*	
		sage scrub, disturbed habitat, eucalyptus woodland, mulefat scrub, oak riparian forest, non-native grassland, and southern mixed chaparral.				
Cooper's hawk (*Accipiter cooperii*) (nesting)	USFWS: None CDFW: WL MSCP: Covered County: Group 1	Observed within the Project Area but not specifically within PV1, PV2, or PV3. There is 3.6 acres of modeled nesting habitat and 1,336.5 acres of modeled foraging habitat within the Project Area. Nesting modeled habitat for this species includes eucalyptus woodland and oak riparian forest. Foraging modeled habitat for this species includes chamise chaparral, cismontane alkali marsh, coastal sage scrub, disturbed chamise chaparral, disturbed coastal sage scrub, eucalyptus woodland, mulefat scrub, oak riparian forest, non-native grassland, and southern mixed chaparral.	0.2 nesting; 789.7 foraging (0 nesting; 175.3 foraging in PV1, PV2, and PV3)	0 nesting; 144.4~~145.4~~ foraging (20.1 of Conserved Open Space in PV2 and PV3)	3.5 nesting; 422.6 foraging	350.1
Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)	USFWS: None CDFW: WL MSCP: Covered County: Group 1	Observed within the Project Area but not specifically within PV1, PV2, or PV3. There are 1,325.1 acres of modeled nesting/foraging habitat within the Project Area. Nesting and foraging modeled habitat for this species includes chamise chaparral, disturbed chamise chaparral, coastal sage scrub, disturbed coastal sage scrub, mulefat scrub, non-native grassland, and southern mixed chaparral.	788.4 (175.3 in PV1, PV2, and PV3)	144.3~~145.3~~ (20.1 of Conserved Open Space in PV2 and PV3)	412.2	350.1

Table 4
Permanent Impacts to MSCP Covered Wildlife Species Present within the Development Footprint of the Proposed Project (Which Includes PV1, PV2, and PV3) or with High Potential to Occur

Species Common Name (Scientific Name)	Regulatory Status: Federal/State/ MSCP/County Group	Basis for Impact Evaluation	Total Project Area Development Footprint Impacts[a] (acres)	Non-impacted Project Area		Additional Otay Ranch RMP Preserve Conveyance[b] (acres)
				Conserved Open Space and Non-Graded LDA (acres)	*Otay Ranch RMP Preserve (acres)*	
golden eagle (*Aquila chrysaetos*) (nesting and wintering)	USFWS: BCC CDFW: FP, WL MSCP: Covered County: Group 1	Observed within the Project Area but not specifically within PV1, PV2, or PV3. There are 1,325.5 acres of modeled foraging habitat within the Project Area. Foraging modeled habitat for this species includes coastal sage scrub (including disturbed and Baccharis dominated), chamise chaparral (including disturbed), southern mixed chaparral, and non-native grassland. These vegetation communities are based on the MSCP definition of foraging habitat and the crosswalk with the Project Area specific data.	789.4 foraging (175.3 in PV1, PV2, and PV3)	144.3~~145.3~~ foraging (20.1 of Conserved Open Space in PV2 and PV3)	411.5 foraging	350.1
burrowing owl (*Athene cunicularia*) (burrow sites and some wintering sites)	USFWS: BCC CDFW: SSC MSCP: Covered County: Group 1	Direct observations of these species did not occur during focused surveys. Incidental sighting of white wash, feathers, and pellets were observed at one specific location in the central portion of the Project Area during rare plant surveys (not within PV1, PV2, or PV3). There are 115.3 acres of burrowing owl survey areas mapped within the Project Area based on the burrowing owl habitat assessment.	71.8 (0 in PV1, PV2, and PV3)	0~~0.4~~ (0 in PV1, PV2, and PV3)	29.6	350.1
coastal California gnatcatcher (*Polioptila californica californica*)	USFWS: FT CDFW: SSC MSCP: Covered County: Group 1	Observed within the Project Area, including PV3. There are 1,113.7 acres of modeled nesting/foraging habitat within the Project Area. Nesting and foraging modeled habitat for this species includes chamise chaparral, disturbed chamise chaparral, coastal sage scrub, disturbed coastal sage scrub, mulefat scrub,	691.8 (174.5 in PV1, PV2, and PV3)	115.2~~116.2~~ (20.1 of Conserved Open Space in PV2 and PV3)	325.0	350.1

Table 4
Permanent Impacts to MSCP Covered Wildlife Species Present within the Development Footprint of the Proposed Project (Which Includes PV1, PV2, and PV3) or with High Potential to Occur

Species Common Name (Scientific Name)	Regulatory Status: Federal/State/ MSCP/County Group	Basis for Impact Evaluation	Total Project Area Development Footprint Impacts[a] (acres)	Non-impacted Project Area		Additional Otay Ranch RMP Preserve Conveyance[b] (acres)
				Conserved Open Space and Non-Graded LDA (acres)	*Otay Ranch RMP Preserve (acres)*	
		and southern mixed chaparral.				
western bluebird (*Sialia mexicana*)	USFWS: None CDFW: None MSCP: Covered County: Group 2	Observed within the Project Area but not within PV1, PV2, or PV3. There are 943.4 acres of modeled foraging habitat within the Project Area. Nesting and foraging modeled habitat for this species includes coastal sage scrub, disturbed coastal sage scrub, disturbed habitat, eucalyptus woodland, mulefat scrub, oak riparian forest, and non-native grassland.	543.1 (110 in PV1, PV2, and PV3)	105.6~~106.6~~ (20.1 of Conserved Open Space in PV2 and PV3)	307.8	350.1
mule deer (*Odocoileus hemionus*)	USFWS: None CDFW: None MSCP: Covered County: Group 2	Observed within the Project Area. There are 1,267.1 acres of modeled habitat within the Project Area. Modeled habitat for this species includes chamise chaparral, cismontane alkali marsh, coastal sage scrub, developed, disturbed chamise chaparral, disturbed coastal sage scrub, disturbed habitat, eucalyptus woodland, mulefat scrub, oak riparian forest, non-native grassland, and southern mixed chaparral.	801.0 (175.3 in PV1, PV2, and PV3)	116.4~~117.4~~ (20.1 of Conserved Open Space in PV2 and PV3)	370.6	350.1
Cougar (*Puma concolor*)	USFWS: None CDFW: None MSCP: Covered County: Group 2	Observed within the Project Area (indirect observation of scat) but not within PV1, PV2, or PV3. There are 1,043.4 acres of modeled habitat within the Project Area. Modeled habitat for this species includes chamise chaparral, disturbed chamise chaparral, coastal sage scrub, disturbed coastal sage scrub, disturbed habitat, eucalyptus woodland,	558.3 (175.3 in PV1, PV2, and PV3)	134.3~~135.3~~ (20.1 of Conserved Open Space in PV2 and PV3)	363.8	350.1

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Table 4
Permanent Impacts to MSCP Covered Wildlife Species Present within the Development Footprint of the Proposed Project (Which Includes PV1, PV2, and PV3) or with High Potential to Occur

Species Common Name (Scientific Name)	Regulatory Status: Federal/State/ MSCP/County Group	Basis for Impact Evaluation	Total Project Area Development Footprint Impacts[a] (acres)	Non-impacted Project Area		Additional Otay Ranch RMP Preserve Conveyance[b] (acres)
				Conserved Open Space and Non-Graded LDA (acres)	*Otay Ranch RMP Preserve (acres)*	
		mulefat scrub, oak riparian forest, non-native grassland, and southern mixed chaparral.				
American badger (*Taxidea taxus*)	USFWS: None CDFW: SSC MSCP: Covered County: Group 2	Observed within the Project Area by sign only but not within PV1, PV2, or PV3. There are 940.6 acres of modeled habitat within the Project Area. Modeled habitat for this species includes coastal sage scrub, chamise, disturbed chamise chaparral, disturbed coastal sage scrub, disturbed habitat, mulefat scrub, and non-native grassland.	543.7 (175.3 in PV1, PV2, and PV3)	105.6~~106.6~~ (20.1 of Conserved Open Space in PV2 and PV3)	304.3	350.1

Notes: CDFW = California Department of Fish and Wildlife; LDA = Limited Development Area; MSCP = Multiple Species Conservation Program; RMP = Resource Management Plan; USFWS = U.S. Fish and Wildlife Service

[a] Acreages in parentheses are impacts associated with PV1, PV2, and PV3.

[b] The 350.1 acres of additional Otay Ranch RMP Preserve conveyance is not guaranteed to provide habitat for these species, particularly for burrowing owl, which has more specific requirements than the presence of habitat.

Status Legend
Federal
BCC: Bird of Conservation Concern
FT: Federally Threatened
State
SSC: Species of Special Concern
WL: Watch List
FP: Fully Protected
MSCP
Covered: Covered species under the MSCP Plan
County
Group 1
Group 2

Impacts specifically associated with PV1, PV2, and PV3 are also provided in Table 4. Impacts to covered wildlife species that are known to occur, or those that have a high potential to occur, within the entire Project Area, are also outlined in Table 4. Table 4 also provides data regarding on-site preservation of habitat. Impacts and Preserve acreage for the entire Project Area are included in this analysis to provide the context for the BMO analysis of PV1, PV2, and PV3. Conservation goals, as outlined in Table 3-5 of the MSCP Plan, for each of the covered wildlife species listed in Table 4 were reviewed to ensure that the development of PV1, PV2, and PV3 would not impede the conservation goals.

Orangethroat Whiptail: Orangethroat whiptail (*Aspidoscelis hyperythra*) was not observed within PV1, PV2, or PV3; however, there is high potential for this species to occur. A total of 174.5 acres of modeled habitat for orangethroat whiptail would be impacted by development in PV1, PV2, and PV3, and 20.1 acres of modeled habitat would be preserved as Conserved Open Space. The conservation goals within the MSCP Plan outline preservation of known locations and potential habitat. Because PV1, PV2, and PV3 do not encroach into the 11,375-acre hardline Otay Ranch RMP Preserve (which is a component of the MSCP Preserve), and the Proposed Project would meet its conveyance requirements, development of these three parcels would not impeded the conservation goals for this species as outlined in Table 3-5 of the MSCP Plan.

Blainville's Horned Lizard: Blainville's horned lizard (*Phrynosoma blainvillii*) has a high potential to occur in PV1, PV2, and PV3. A total of 175.3 acres of modeled habitat for Blainville's horned lizard would be impacted by development in PV1, PV2, and PV3, and 20.1 acres of modeled habitat would be preserved as Conserved Open Space. The conservation goals within the MSCP Plan outline preservation of known locations and potential habitat. Because PV1, PV2, and PV3 do not encroach into the 11,375-acre hardline Otay Ranch RMP Preserve (which is a component of the MSCP Preserve), and the Proposed Project would meet its conveyance requirements, development of these three parcels would not impeded the conservation goals for this species as outlined in Table 3-5 of the MSCP Plan.

Cooper's Hawk: A Cooper's hawk (*Accipiter cooperii*) was observed flying overhead during biological surveys in 2014, but since much of the Project Area is likely used by this species, the observations were not mapped. This species has a high potential to forage within PV1, PV2, and PV3; however, these areas do not contain suitable nesting habitat. A total of 175.3 acres of modeled habitat for Copper's hawk would be impacted by development in PV1, PV2, and PV3, and 20.1 acres of modeled habitat would be preserved as Conserved Open Space. The conservation goals within the MSCP Plan outline preservation of known locations and potential habitat (both foraging and nesting). Because

PV1, PV2, and PV3 do not encroach into the 11,375-acre hardline Otay Ranch RMP Preserve (which is a component of the MSCP Preserve), and the Proposed Project would meet its conveyance requirements, development of these three parcels would not impeded the conservation goals for this species as outlined in Table 3-5 of the MSCP Plan.

Southern California Rufous-Crowned Sparrow: Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) was not observed in PV1, PV2, or PV3. Based on observations in coastal sage scrub habitat elsewhere in the Proposed Project, there is a high potential for this species to occur in these parcels. A total of 175.3 acres of modeled habitat for this species would be impacted by development in PV1, PV2, and PV3. A total of 20.1 acres of modeled habitat would be preserved as Conserved Open Space. The conservation goals within the MSCP Plan outline preservation of known locations and potential habitat. Because PV1, PV2, and PV3 do not encroach into the 11,375-acre hardline Otay Ranch RMP Preserve (which is a component of the MSCP Preserve), and the Proposed Project would meet its conveyance requirements, development of these three parcels would not impeded the conservation goals for this species as outlined in Table 3-5 of the MSCP Plan.

Golden Eagle: Golden eagle (*Aquila chrysaetos*) was not observed within PV1, PV2, or PV3. There is a high potential for this species to forage in these parcels. A total of 175.3 acres of modeled foraging habitat for this species would be impacted by development in PV1, PV2, and PV3. A total of 20.1 acres of modeled habitat would be preserved as Conserved Open Space within PV2 and PV3.

Table 3-5 of the MSCP Plan and the County's Section 10 permit require that approved development avoid lethal take of any golden eagle and human disturbance of any active golden eagle nest. In addition, approved development projects must maintain a 4,000-foot disturbance avoidance buffer around any active golden eagle nest within Preserve lands. PV1, PV2, and PV3 are not within 4,000 feet of an active golden eagle nest. Although the historical known golden eagle nest locations and the artificial nest locations are located within 4,000 feet of PV1,[2] these features are no longer occupied. Since the Proposed Project, which includes PV1, PV2, and PV3, remains within the designated Otay Ranch RMP Preserve and Development Footprint, development of these parcels would not result in loss of golden eagle foraging habitat beyond that described in Table 3-5 of the MSCP

[2] Coarse measurements based on best-guess approximations of these historical nest locations places them within 3,065–3,541 feet from the nearest Project impact boundary (i.e., the nearest point where Project development would result in at least temporary human disturbance) (H.T. Harvey & Associates 2017).

Plan. A full analysis regarding golden eagle habitat is provided in Appendix C of the Biological Resources Technical Report prepared for the Proposed Project. Importantly, several of the Take Authorized Areas (identified for future development in the MSCP Plan and MSCP County Subarea Plan) located within the MSCP County Subarea Plan area have been converted entirely to MSCP Preserve. These areas include Hidden Valley Estates, Las Montanas, Otay Ranch Village 15, and Daley Ranch, and each include suitable golden eagle foraging habitat that was expected to be developed but would now be preserved.

Development of PV1, PV2, and PV3 would not have a significant impact on golden eagle because such development would (1) not cause lethal take of the species, (2) not disturb any active golden eagle nest, and (3) not place human activity within 4,000 feet of any active golden eagle nest located inside the MSCP Preserve. In addition, as discussed previously, the Proposed Project, which includes PV1, PV2, and PV3, would be consistent with the MSCP Plan's assumptions regarding preservation of golden eagle foraging habitat (total preservation of 53% for the MSCP Plan and 54% for the MSCP County Subarea Plan).

Burrowing Owl: In 2014, a habitat assessment and focused surveys for burrowing owl were conducted for the Project Area as required in Table 3-5 of the MSCP Plan. During these surveys, no burrowing owl or sign were observed in PV1, PV2, or PV3. In 2015, burrowing owl sign consisting of white wash, feathers, and pellets were observed at one specific location in the central portion of the Project Area (outside of PV1, PV2, and PV3) during rare plant surveys. Development of PV1, PV2, and PV3 would not result in impacts to mapped burrowing owl habitat. The conservation goals within the MSCP Plan outline preservation of known locations and preservation of both known and potential habitat. Because PV1, PV2, and PV3 do not encroach into the 11,375-acre hardline Otay Ranch RMP Preserve (which is a component of the MSCP Preserve), the Proposed Project would meet its conveyance requirements, and there are no known locations of burrowing owl within the Development Footprint, development of these three parcels would not impeded the conservation goals for this species as outlined in Table 3-5 of the MSCP Plan.

Coastal California Gnatcatcher: Development within PV3 would result in direct impacts to habitat associated with one male coastal California gnatcatcher (Figure 6). This male was observed along the edge of the development and Preserve boundary, and it is likely that the surrounding area of coastal sage scrub within the Otay Ranch RMP Preserve supports this individual. A pair of coastal California gnatcatcher was observed within Conserved Open Space within PV3, but it would not be directly impacted because

it is located in Conserved Open Space and would be protected by a biological open space easement or conveyed to the Otay Ranch RMP Preserve. In addition, 174.5 acres of modeled habitat for this species would be impacted by development in PV1, PV2, and PV3, and 20.1 acres of modeled habitat would be preserved as Conserved Open Space. Conservation provided through implementation and conformance with the Otay Ranch RMP and BMO habitat mitigation requirement would provide mitigation for direct impacts to Covered sensitive species, including coastal California gnatcatcher, to reduce impacts to a less-than-significant level.

The conservation goals within the MSCP County Subarea Plan outline preservation of both known and potential habitat, as well as core areas where the species occurs and known locations. As a condition of coverage, Table 3-5 of the MSCP County Subarea Plan states, "No cleaning of occupied habitat within the cities' MHPAs [Multiple Habitat Planning Areas] and within the County's Biological Resource Core Areas may occur between March 1 and August 15" (County of San Diego 1997). PV3, as part of the Proposed Project, includes mitigation measures that would reduce impacts to any special-status bird species occurring within the development. Those measures include biological monitoring to prevent disturbance outside of the limits of grading, temporary construction fencing, and noise-reduction measures during the nesting season. Specific to coastal California gnatcatcher, no clearing, grading, or grubbing activities may occur within habitat identified by a qualified biologist as being occupied by coastal California gnatcatcher during the nesting season for the species (February 15 to August 15, annually). If construction occurs during the nesting season, a nesting survey for coastal California gnatcatcher shall be conducted prior to the onset of construction. Construction may occur if active breeding territories can be avoided, and construction activities can be managed to limit noise levels in occupied habitat within 500 feet of the Proposed Project, or noise attenuation measures, such as temporary sound walls, would be implemented to reduce noise levels below 60 A-weighted decibels (dBA) equivalent sound level (L_{eq}) or below existing ambient noise levels (whichever is greater).

Development of PV1, PV2, and PV3 would not impeded the conservation goals for coastal California gnatcatcher as outlined in Table 3-5 of the MSCP Plan for the following reasons: (1) PV1, PV2, and PV3 do not encroach into the 11,375-acre hardline Otay Ranch RMP Preserve (which is a component of the MSCP Preserve); (2) the Proposed Project would meet its conveyance and BMO mitigation requirements; (3) one pair would be preserved within Conserved Open Space; and (4) mitigation measures that would reduce impacts to any special-status bird species occurring within the development have been incorporated.

Western Bluebird: Western bluebird (*Sialia mexicana*) was not observed within PV1, PV2, or PV3 during surveys conducted within the Project Area. There is a high potential for this species to occur in these parcels. A total of 110 acres of modeled habitat for this species would be impacted by development in PV1, PV2, and PV3, and 20.1 acres of modeled habitat would be preserved as Conserved Open Space. The conservation goals within the MSCP Plan outline preservation of potential habitat. Because PV1, PV2, and PV3 do not encroach into the 11,375-acre hardline Otay Ranch RMP Preserve (which is a component of the MSCP Preserve), and the Proposed Project would meet its conveyance requirements, development of these three parcels would not impeded the conservation goals for this species as outlined in Table 3-5 of the MSCP Plan.

Mule Deer: Mule deer (*Odocoileus hemionus*) was not observed within PV1, PV2, or PV3 during surveys conducted within the Project Area. There is a high potential for this species to occur in these parcels. A total of 175.3 acres of modeled habitat for this species would be impacted by development in PV1, PV2, and PV3, and 20.1 acres of modeled habitat would be preserved as Conserved Open Space. The conservation goals within the MSCP Plan outline preservation of BRCAs and associated linkages. PV2 and PV3 are located within the Jamul Mountains BRCA (also identified as BRCA 6 in the MSCP Plan), and PV1 is located within the Sweetwater Reservoir/San Miguel Mountain/Sweetwater River BRCA (BRCA 7), both of which are included in the conservation goals. Because PV1, PV2, and PV3 do not encroach into the 11,375-acre hardline Otay Ranch RMP Preserve (which is a component of the MSCP Preserve), and the Proposed Project would meet its conveyance requirements, development of these three parcels do not impeded the conservation goals for this species as outlined in Table 3-5 of the MSCP Plan. In addition, the Proposed Project would include four wildlife crossings outside the boundaries of PV1, PV2, and PV3, which would help ensure that this species can continue to move throughout the BRCAs as associated linkages.

Cougar: Cougar (*Puma concolor*) sign was not observed within PV1, PV2, or PV3 during surveys conducted within the Project Area. There is a high potential for this species to occur in these parcels. A total of 175.3 acres of modeled habitat for this species would be impacted by development in PV1, PV2, and PV3, and 20.1 acres of modeled habitat would be preserved as Conserved Open Space. Similar to mule deer, the conservation goals within the MSCP Plan outline preservation of BRCAs and associated linkages, and BRCAs 6 and 7 are included in the goals for this species. Because PV1, PV2, and PV3 do not encroach into the 11,375-acre hardline Otay Ranch RMP Preserve (which is a component of the MSCP Preserve), and the Proposed Project would meet its conveyance requirements, development of these three parcels would not impeded the

conservation goals for this species as outlined in Table 3-5 of the MSCP Plan. In addition, the Proposed Project would include four wildlife crossings outside the boundaries of PV1, PV2, and PV3, which would help to ensure that this species can continue to move throughout the BRCAs as associated linkages.

American Badger: American badger (*Taxidea taxus*) was not mapped specifically within PV1, PV2, or PV3. There is a high potential for this species to occur. A total of 175.3 acres of modeled habitat for this species would be impacted by development in PV1, PV2, and PV3, and 20.1 acres of modeled habitat would be preserved as Conserved Open Space. The conservation goals within the MSCP Plan outline preservation of potential habitat. Because PV1, PV2, and PV3 do not encroach into the 11,375-acre hardline Otay Ranch RMP Preserve (which is a component of the MSCP Preserve), and the Proposed Project would meet its conveyance requirements, development of these three parcels would not impeded the conservation goals for this species as outlined in Table 3-5 of the MSCP Plan.

Discussion of Covered Wildlife Species in the Context of the Otay Ranch RMP: The Otay Ranch RMP outlines objectives and policies for the preservation of sensitive wildlife species within Otay Ranch (Policies 2.5, 2.8, and 2.11). As stated in Section 3.3.3.7 of the MSCP County Subarea Plan, "all conditions and exceptions listed in the Otay Ranch approval documents, including the Resource Management Plan (Volume I) are hereby incorporated by reference, with respect to easement requirements, revegetation requirements, allowed facilities within the Preserve area, etc." Because the MSCP County Subarea Plan and Implementing Agreement incorporate the Otay Ranch RMP into the MSCP Preserve, any Otay Ranch project that participates in, and is consistent with, the MSCP Plan is deemed to have mitigated its California Environmental Quality Act impacts on any affected Covered Species.

Preservation goals for select sensitive wildlife species are identified and outlined within these policies, which apply Ranch-wide (City of Chula Vista and County of San Diego 1996). Ranch-wide, the Otay Ranch RMP requires preservation of a minimum of 52% of Otay Ranch populations of coastal California gnatcatcher, preservation of a minimum of 75% of Otay Ranch populations of wildlife species recognized as Category 2 candidate species by the U.S. Fish and Wildlife Service (USFWS) (see Table 5 of the Otay Ranch RMP), and preservation of raptor nesting, roosting, and foraging habitat. Since the RMP is a component of the MSCP County Subarea Plan, these ranch-wide goals are incorporated into the MSCP. As stated in Section 3.3.3.7 of the MSCP County Subarea Plan, "All conditions and exceptions listed in the Otay Ranch approval documents, including the Resource Management Plan (Volume I) are hereby incorporated by

reference, with respect to easement requirements, revegetation requirements, allowed facilities within the Preserve area, etc." (County of San Diego 1997).

The percentage of populations retained within the Otay Ranch RMP Preserve, as shown in Table 5 of the Otay Ranch RMP, includes the population estimates at the time of Otay Ranch RMP approval. Because the Proposed Project, which includes PV1, PV2, and PV3, conforms to the original Otay Ranch GDP/SRP boundary, any populations recorded within the portions of the Otay Ranch RMP Preserve within the Project Area would contribute to attainment of the Ranch-wide Otay Ranch RMP conservation goals. Pursuant to the Otay Ranch RMP, the Proposed Project, which includes PV1, PV2, and PV3, is not required to meet the Ranch-wide standard. Rather, the Otay Ranch RMP Preserve Conveyance Obligation satisfies the conservation goals. In the context of the Otay Ranch RMP Preserve conveyance, which is part of the MSCP Preserve, it is important to note the Proposed Project's habitat contribution with respect to individual species habitat as follows:

Orangethroat Whiptail: The Proposed Project would convey 388.0 acres of on-site suitable habitat for orangethroat whiptail to the Otay Ranch RMP Preserve, with an additional 144.7~~145.7~~ acres designated as Conserved Open Space or non-graded LDA. There are 20.1 acres of suitable habitat within Conserved Open Space in PV2 and PV3. The conveyance requirement for the Proposed Project would result in an additional 353.1 acres of off-site habitat conveyed to the Otay Ranch RMP Preserve. It is highly likely that this off-site area would contain suitable habitat for orangethroat whiptail.

Blainville's Horned Lizard: The Proposed Project would convey 415.7 acres of on-site suitable habitat for Blainville's horned lizard to the Otay Ranch RMP Preserve with an additional 144.3~~145.3~~ acres designated as Conserved Open Space or not impacted by the Proposed Project (i.e., non-impacted LDA). There are 20.1 acres of suitable habitat within Conserved Open Space in PV2 and PV3. The conveyance requirement for the Proposed Project would result in an additional 353.1 acres of off-site habitat conveyed to the Otay Ranch RMP Preserve. It is highly likely that this off-site area would contain suitable habitat for Blainville's horned lizard.

Cooper's Hawk: The Proposed Project would convey 422.6 acres of on-site foraging habitat and 3.5 acres of suitable nesting habitat for Cooper's hawk. An additional 144.4~~145.4~~ acres of suitable foraging habitat is designated as Conserved Open Space or non-graded LDA. There are 20.1 acres of suitable habitat within Conserved Open Space in PV2 and PV3. The conveyance requirement for the Proposed Project would result in an additional 353.1 acres of off-site habitat conveyed to the Otay Ranch RMP Preserve. It

is highly likely that this off-site area would contain suitable foraging habitat for Cooper's hawk and may also contain some suitable nesting habitat.

Southern California Rufous-Crowned Sparrow: The Proposed Project would convey 412.2 acres of on-site suitable habitat for Southern California rufous-crowned sparrow to the Otay Ranch RMP Preserve, with an additional 144.3~~145.3~~ acres designated as Conserved Open Space or non-graded LDA. There are 20.1 acres of suitable habitat within Conserved Open Space in PV2 and PV3. The conveyance requirement for the Proposed Project would result in an additional 353.1 acres of off-site habitat conveyed to the Otay Ranch RMP Preserve. It is highly likely that this off-site area would contain suitable habitat for Southern California rufous-crowned sparrow.

Golden Eagle: The Proposed Project would convey 411.5 acres of on-site foraging habitat for golden eagle to the Otay Ranch RMP Preserve, with an additional 144.3~~145.3~~ acres designated as Conserved Open Space or non-graded LDA. There are 20.1 acres of suitable habitat within Conserved Open Space in PV2 and PV3. The conveyance requirement for the Proposed Project would result in an additional 353.1 acres of off-site habitat conveyed to the Otay Ranch RMP Preserve. It is highly likely that this off-site area would contain suitable foraging habitat for golden eagle.

Burrowing Owl: The Proposed Project would convey 29.6 acres of on-site suitable habitat for burrowing owl to the Otay Ranch RMP Preserve~~, with an additional 0.4 acres within non-graded LDA~~. There is no burrowing owl habitat within PV1, PV2, or PV3. The conveyance requirement for the Proposed Project would result in an additional 353.1 acres of off-site habitat conveyed to the Otay Ranch RMP Preserve. There is potential that this off-site area could contain suitable habitat for burrowing owl.

Coastal California Gnatcatcher: The Proposed Project would provide for the preservation of habitat surrounding three pairs of coastal California gnatcatcher. Specifically, within the Project Area boundaries, approximately 294 acres of coastal sage scrub would be conveyed to the Otay Ranch RMP Preserve, with an additional 18.2 acres of coastal sage scrub specifically located in PV2 and PV3 Conserved Open Space that could be conveyed to the Preserve in the future.[3] In order to meet the Otay Ranch RMP conveyance requirements, the Proposed Project must convey an additional 353.1 acres of land to the Otay Ranch RMP Preserve. Although the exact location and vegetation types are not known at this time, it is expected that these additional lands would provide habitat

[3] Approximately 18.2 acres of the total 20.1 acres of PV1, PV2, and PV3 Conserved Open Space is coastal sage scrub.

for the coastal California gnatcatcher. Much of the coastal sage scrub that would be conveyed to the Otay Ranch RMP Preserve is found in large patches within Village 14 and has been designated as very high habitat value.

Western Bluebird: The Proposed Project would convey 307.8 acres of on-site suitable habitat for western bluebird to the Otay Ranch RMP Preserve, with an additional 105.6~~106.6~~ acres designated as Conserved Open Space or non-graded LDA. There are 20.1 acres of suitable habitat within Conserved Open Space in PV2 and PV3. The conveyance requirement for the Proposed Project would result in an additional 353.1 acres of off-site habitat conveyed to the Otay Ranch RMP Preserve. It is likely that this off-site area would contain suitable habitat for western bluebird.

Mule Deer: The Proposed Project would convey 370.6 acres of on-site suitable habitat for mule deer to the Otay Ranch RMP Preserve, with an additional 116.4~~117.4~~ acres designated as Conserved Open Space non-graded LDA. There are 20.1 acres of suitable habitat within Conserved Open Space in PV2 and PV3. The conveyance requirement for the Proposed Project would result in an additional 353.1 acres of off-site habitat conveyed to the Otay Ranch RMP Preserve. It is highly likely that this off-site area would contain suitable habitat for mule deer.

Cougar: The Proposed Project would convey 363.8 acres of on-site suitable habitat for cougar to the Otay Ranch RMP Preserve, with an additional 134.3~~135.3~~ acres designated as Conserved Open Space or non-graded LDA. There are 20.1 acres of suitable habitat within Conserved Open Space in PV2 and PV3. The conveyance requirement for the Proposed Project would result in an additional 353.1 acres of off-site habitat conveyed to the Otay Ranch RMP Preserve. It is highly likely that this off-site area would contain suitable habitat for cougars.

American Badger: The Proposed Project would convey 304.3 acres of on-site suitable habitat for American badger to the Otay Ranch RMP Preserve, with an additional 105.6~~106.6~~ acres designated as Conserved Open Space or non-graded LDA. There are 20.1 acres of suitable habitat within Conserved Open Space in PV2 and PV3. The conveyance requirement for the Proposed Project would result in an additional 353.1 acres of off-site habitat conveyed to the Otay Ranch RMP Preserve. It is likely that this off-site area would contain suitable habitat for American badger.

Because PV1, PV2, and PV3 do not contain areas of designated Otay Ranch RMP Preserve, the conservation of Covered Species and their habitat would be satisfied by conveyance of habitat to the Otay Ranch RMP Preserve pursuant to the Otay Ranch RMP Preserve Conveyance Obligation.

Findings

Covered Plants: As discussed previously, development within PV3 would result in direct impacts to the following three plant species covered by the MSCP County Subarea Plan (Covered Species): San Diego goldenstar, variegated dudleya, and San Diego barrel cactus. Development in PV1 would result in impacts to USFWS-designated critical habitat for a fourth Covered Species, spreading navarretia; this species was not observed (Table 3; Figure 6).

Covered Wildlife: One Covered wildlife species, coastal California gnatcatcher, was observed within PV3 (Figure 6). In addition, PV1, PV2, and PV3 contain habitat that could support nine additional Covered wildlife species (Table 4), including golden eagle. Development of PV1, PV2, and PV3 would result in impacts to suitable habitat for all 10 Covered Species.

As PV1, PV2, and PV3 are governed by the conservation goals of the Otay Ranch RMP, which is incorporated into the MSCP Plan. Mitigation of impacts would be achieved through (1) conveyance to the Otay Ranch RMP Preserve as required by the Otay Ranch RMP Preserve Conveyance Obligation, (2) additional habitat-based mitigation required under this BMO analysis, (3) additional mitigation for impacts to variegated dudleya and San Diego barrel cactus, and (4) additional MSCP and RMP measures applied to coastal California gnatcatcher. Compliance with the Otay Ranch RMP Preserve Conveyance Obligation, coupled with additional mitigation for variegated dudleya, San Diego barrel cactus, golden eagle, and coastal California gnatcatcher, would meet the conservation goals for Covered Species and habitats outlined in Table 3-5 of the MSCP Plan and conservation goals in the Otay Ranch RMP. Thus, the proposed development of PV1, PV2, and PV3 would be consistent with this criterion.

2.2.5.2 Design Criteria for Linkages and Corridors (Attachment H)

Criterion 5 requires that PV1, PV2, and PV3 comply with the applicable MSCP design criteria outlined in Attachment H (Design Criteria for Linkages and Corridors) of the BMO. Attachment H outlines 11 design criteria developed to protect the biological values of linkages and corridors within the MSCP Plan boundaries. The BMO defines "linkage" as "an area of land which supports or contributes to the long-term movement of wildlife and genetic material," whereas a "corridor" is defined as "a specific route that is used for movement and migration of species. A corridor may be different from a 'Linkage' because it represents a smaller or narrower avenue for movement" (County of San Diego 2010, p. 14). The Otay Ranch RMP Preserve within the Proposed Project contains large blocks of habitat that support surrounding linkages as identified

in the Final MSCP (Figure 2-2, MSCP 1998). There are no MSCP-identified linkages within the Project Area, which includes PV1, PV2, and PV3. The following provides the criteria described in Attachment H and analyzes whether PV1, PV2, and PV3 conform to those criteria:

1. ***Habitat linkages as defined by the Biological Mitigation Ordinance, rather than just corridors, will be maintained.***

   Discussion: The linkages identified in the MSCP Plan are based on the Wildlife Corridors Studies Report (Ogden 1992). While the wildlife corridor study identified a BRCA overlapping the Project Area, there are no identified linkages within or surrounding the Project Area and specifically PV1, PV2, and PV3. The Project Area, which includes PV1, PV2, and PV3, is currently undeveloped, with the exception of the existing Proctor Valley Road. Wildlife can move freely throughout the Project Area and surrounding undeveloped landscape. The Wildlife Corridors Studies Report identified specific local and regional corridors used by wildlife in the region (Ogden 1992). While wildlife may move throughout PV1, PV2, and PV3, these three parcels are not considered habitat linkages. Additionally, the MSCP Plan provides designated BRCA and linkages, which are appropriate for this analysis, on Figure 2-2.

   The designated Otay Ranch RMP Preserve areas adjacent to and surrounding PV1, PV2, and PV3 provide for wildlife corridors and movement to those linkages but are not identified linkages in the MSCP Plan. Because PV1, PV2, and PV3 would be consistent with the originally designated Otay Ranch GDP/SRP and Otay Ranch RMP Preserve boundaries, development of these three areas is not expected to impede wildlife movement along identified habitat linkages.

   Findings: As shown on Figure 7, PV1, PV2, and PV3 do not contribute directly to the defined linkages as identified in the MSCP Plan. Thus, the proposed development on these three parcels would not impede existing linkages or otherwise compromise their functionality. The proposed development of PV1, PV2, and PV3 would be consistent with this criterion.

2. ***Existing movement corridors within linkages will be identified and maintained.***

   Discussion Specific to PV1, PV2, and PV3: As previously discussed, the MSCP Plan does not identify linkages within the Project Area, which includes PV1, PV2, and PV3. This discussion focuses on the movement corridors identified within the Project Area. The Wildlife Corridors Studies Report (Ogden 1992) identifies several local and regional wildlife corridors in the Project Area. Figure 8, Wildlife Corridor and Habitat Linkages, shows the locations of these corridors in conjunction with land ownership. Although landscapes in San Diego County have changed significantly over the last two decades, the corridors identified in this study are still viable and currently exist between

large areas of open lands. As shown in Figure 8, these corridors are given identifications and are primarily located within public lands that provide undeveloped areas connected to each other that support wildlife movement across the landscape, including movement between various reservoirs, creeks, and upland habitats. None of the corridors identified in the Wildlife Corridors Studies Report occur within PV1, PV2, or PV3; therefore, development of these areas would not impact the previously identified wildlife movement corridors.

Specifically, the regional corridor identified as regional corridor (R1) is located within the Otay Ranch RMP Preserve north of PV3. In accordance with the Otay Ranch GDP/SRP, R1 was designed to facilitate movement to adjacent BRCA, with a required minimum of 1,300 feet at the northwestern end to 2,200 feet at the southeastern end. As shown on Figure 8, PV2 and PV3 provide an approximately 1,700-foot corridor width at the northwestern end with an additional 100-foot buffer added by the Preserve Edge Plan for a total width of approximately 1,800 feet. At the southeastern end, the portion of the corridor in the area of PV3 is approximately 1,600 feet in width and, when combined with adjacent public lands, exceeds the 2,200-foot requirements of the Otay Ranch GDP/SRP and the Otay Ranch RMP. In short, the design of PV1, PV2, and PV3 respects and maintains the corridor requirements of the original approvals and protects the topographic and vegetative cover for the corridors. Development surrounding R1 has been sited so the entire canyon from rim-to-rim is protected from development. When the delineation of rim-to-rim topography is not obvious, there needs to be approximately 800 feet of width extending up each side of the ravine away from the center of the corridor, creating a 1,600-foot-wide corridor (Ogden 1992). In addition, development to the north and south of the corridor is located approximately 30 feet above the corridor and would not encroach into the corridor. A wildlife crossing would be provided to funnel wildlife under Proctor Valley Road.

The local corridor L4 is located to the east of PV1 and to the west of other Village 14 development. The Ogden wildlife corridor study states that this corridor is 500 to 700 feet wide. Development has been sited to maintain a corridor width between 800 and 900 feet wide. Another wildlife crossing would be provided where the access road crosses over the Proctor Valley drainage. The drainage would be contained within the corridor. The MSCP County Subarea Plan identifies the following requirements for wildlife corridors: if the minimum width of a corridor is 400 feet, it should be no longer than 500 feet; a width of greater than 1,000 feet is recommended for large mammals and birds; and corridors for bobcats (*Pelis rufus*), deer, and other large animals should reach rim-to-rim along drainages, especially if the topography is steep. Development surrounding R1 and L4 has been sited to be consistent with these requirements.

Discussion in the Context of the Otay Ranch RMP and Otay Ranch GDP/SRP: Additionally, as described in the Otay Ranch RMP, the original Otay Ranch GDP/SRP revised the Proctor Valley Development Footprint to resolve general Preserve design and wildlife habitat connectivity issues. After analyzing more than seven different land plan alternatives for the Proctor Valley Parcel, revisions to the original Otay Ranch New Town Plan application were made to identify and maintain wildlife movement within linkages as follows:

- Significant areas of development were eliminated from the proposed development in central Proctor Valley on both the northern and southern boundaries of the regional wildlife corridor.
- The proposed conference center in the middle of the Proctor Valley Parcel was eliminated to avoid any encroachment into the wildlife corridor.
- Development in the inverted L was eliminated from the ravine and moved back onto the ridgetop so that animals could access the ravine, which leads them northwest over the saddle and into the Sweetwater Reservoir.[4]
- The proposed housing along the ridgetop above the lake at the southern entrance to Proctor Valley and the southernmost portions of the proposed development bubble in central Proctor Valley were eliminated to reduce impacts to coastal sage scrub and the local wildlife corridor from Jamul Mountains to Proctor Valley.

These revisions were incorporated into the Otay Ranch GDP/SRP, and the Proctor Valley R1 was designed to become an extensive linkage, with a required minimum width of 1,300 feet at the northwestern end to 2,200 feet at the southeastern end. As shown on Figure 8, the design of the Development Footprint for PV1, PV2, and PV3 would be consistent with these requirements.

Findings: Existing movement corridors within linkages were identified in the Otay Ranch GDP/SRP technical documents, would be defined, established, maintained, and not impacted by the development of PV1, PV2, and PV3. Specifically, the Proposed Project as a whole would help ensure that the corridors identified in the Wildlife Corridors Studies Report are maintained by conveying habitat surrounding and including the identified corridors. Because PV1, PV2, and PV3, as well as the entire Proposed Project, would be consistent with the originally designated Otay Ranch GDP/SRP and Otay Ranch RMP Preserve boundaries, the functions and values of the movement areas identified in the Wildlife Corridors Studies Report (Ogden 1992), and the BRCAs

[4] The inverted L is not a part of this analysis and has been subsequently acquired for Preserve.

identified in the MSCP Plan, movement corridors would be maintained. Thus, the proposed development of PV1, PV2, and PV3 would be consistent with this criterion.

3. ***Corridors with good vegetative and/or topographic cover will be protected.***

   Discussion: As discussed in detail under the previous criterion, development of the Proposed Project, which includes PV1, PV2, and PV3, would be consistent with the originally designated Otay Ranch GDP/SRP and Otay Ranch Preserve boundaries and would maintain and protect the originally designated regional corridor (R1) and local corridor (L4), including the good vegetative (coastal sage scrub and chamise chaparral) and topographic cover (R1 corridor is located in a valley) for those corridors.

   For the Proposed Project, the on-site conveyed Preserve lands would support the linkages and corridors as described in Section 2.2.5.2. A total of 426.7 acres of land within the Project Area would be conveyed to the Otay Ranch RMP Preserve, of which 419.9 acres is native habitat. Approximately 11.2 acres of that habitat would be used for roads, which leaves 408.7 acres of coastal sage scrub, chaparral, and riparian vegetative cover within the Otay Ranch RMP Preserve lands.

   Findings: PV1, PV2, and PV3 do not function as or include wildlife corridors. However, two corridors are located adjacent to these areas (R1 and L4). Because the Development Footprint of PV1, PV2, and PV3 would be consistent with the designated Otay Ranch GDP/SRP and Otay Ranch RMP Preserve boundary, the functionality of the R1 and L4 corridors located within the Otay Ranch RMP Preserve is maintained; therefore, the good vegetative (i.e., coastal sage scrub, chaparral, and riparian vegetation) and/or topographic cover of the corridors would be protected. Thus, the proposed development of PV1, PV2, and PV3 would be consistent with this criterion.

4. ***Regional linkages that accommodate travel for a wide range of wildlife species, especially those linkages that support resident populations of wildlife, will be selected.***

   Discussion: The focal species chosen for the Wildlife Corridors Studies Report (Ogden 1992) include larger mammals such as mule deer, cougar, and bobcat and the following two bird species: coastal California gnatcatcher and coastal cactus wren *(Campylorhynchus brunneicapillus sandiegensis).* These five species were chosen as the focal species for the corridor study because they "naturally occur in low densities and that are unwilling or unable to cross large areas of developed or otherwise unfavorable habitat" (Ogden 1992). The corridor recommendations provided in the Wildlife Corridors Studies Report were based on the ability of the corridor to accommodate travel for these species. As previously stated, while there are no MSCP defined linkages within the Project Area (which includes PV1, PV2, and PV3), there is one regional corridor as

defined in the Wildlife Corridors Studies Report (R1). This regional corridor is the basis for evaluating PV1, PV2, and PV3 in conjunction with this criterion.

Even after development, the Project Area would accommodate travel for a wide range of wildlife species through R1 as follows: The Development Footprint would adhere to the required widths to protect that corridor; development would be located above the corridor and pulled back from the edge of the ridgetop; a minimum of a 100-foot buffer between development and Preserve would be included in the Development Footprint; and a wildlife crossing would be provided under Proctor Valley Road. In addition, the Proposed Project's design, including the design for development in PV1, PV2, and PV3, would be consistent with the Otay Ranch GDP/SRP and Otay Ranch RMP Preserve, which was based on the Wildlife Corridors Studies Report and designed specifically to preserve regional linkages.

Findings: PV1, PV2, and PV3 are not considered regional linkages or located adjacent to regional linkages as identified in the MSCP Plan. PV1, PV2, and PV3, as designed, would be consistent with the Otay Ranch GDP/SRP and Otay Ranch RMP Preserve. In addition, the Proposed Project design would include the recommendations for corridors described in the Wildlife Corridors Studies Report (Ogden 1992). Therefore, development of PV1, PV2, and PV3 would be consistent with this criterion.

Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

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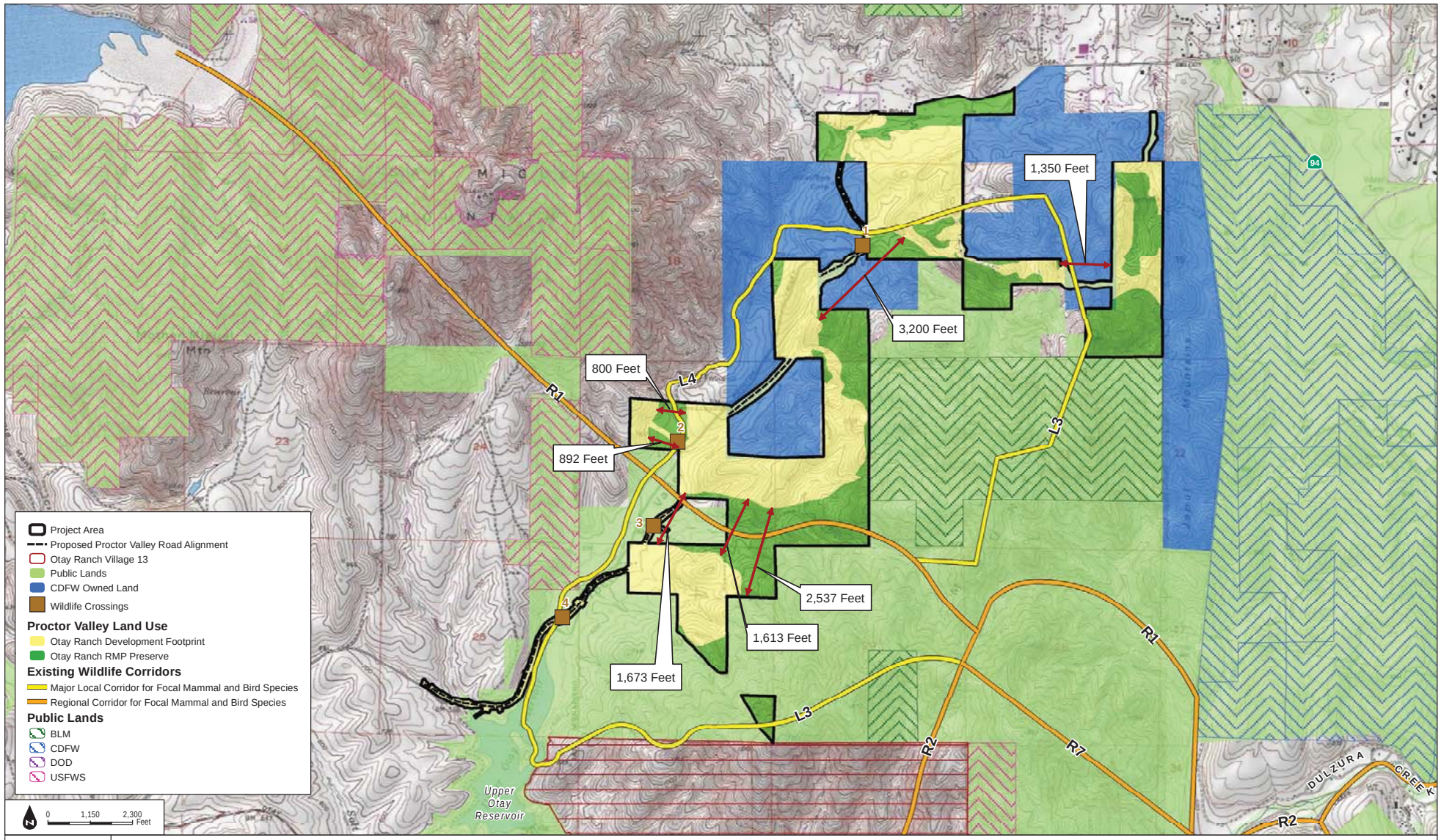

SOURCE: USGS 7.5-minute Topographic Map; Hunsaker 2017; SANGIS 2003; OGDEN 1992

FIGURE 8
Wildlife Corridor and Habitat Linkages

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As shown on Figure 8, adjacent to PV2 and PV3, the Proposed Project provides a 1,700-foot corridor width for corridor R1 at the northwest end, with an additional100-foot buffer added by the Preserve Edge Plan for a total of 1,800 feet. At the southeast end, the portion of R1 corridor is approximately 1,600 feet and, when combined with surrounding public lands, exceeds the 2,200-foot requirements of the Otay Ranch GDP/SRP and the Otay Ranch RMP. The L4 corridor would be 800 to 900 feet wide, which is larger than the recommended 500 to 700 feet in the Wildlife Corridors Studies Report.

Findings: Development of PV1, PV2, and PV3 maintain the linkage width as specified in the Wildlife Corridors Studies Report (Ogden 1992). The corridor study recommends R1 maintain a width of 1,300 to 2,200 feet through Proctor Valley and that L4 maintains a width of 500 to 700 feet. The widths of the corridors were based on providing cover and passage for five species (three large mammals and two bird species). For the five focal wildlife species to use the regional and local corridors identified for Proctor Valley, the Proposed Project would provide a 1,700- to over 2,200-foot corridor (R1) and an 800- to 900-foot corridor (L4). Development of PV1, PV2, and PV3 would be consistent with this criterion.

5. ***If a corridor is relatively long, it must be wide enough for animals to hide in during the day. Generally, wide corridors are better than narrow ones. If narrow corridors are unavoidable, they should be relatively short. If the minimum width of a corridor is 400 feet, it should be no longer than 500 feet. A width of greater than 1,000 feet is recommended for large mammals and birds. Corridors for bobcats, deer, and other large animals should reach rim-to-rim along drainages, especially if the topography is steep.***

   Discussion: See Criteria 2 and 5 in this section, which provide detailed information regarding the widths of wildlife corridors R1 and L4, which are adjacent to PV1, PV2, and PV3. As stated in the Wildlife Corridors Studies Report, the overall length of R1 is over 6 miles long, with a varying width of 1,100 to 2,200 feet depending on topography. The Wildlife Corridors Studies Report does not provide a length for L4; however, based on maps provided of the corridor, it appears to be approximately 3 miles long. Within the confines of the Proposed Project, R1 is approximately 3,800 feet long, while L4 is approximately 1,480 feet long. As previously discussed, the Development Footprint for the Proposed Project, which includes PV1, PV2, and PV3, was designed based on the recommendations provided in the Wildlife Corridors Studies Report. The designated Development Footprint surrounding R1 provides a corridor greater than 1,000 feet to facilitate movement for large mammals and birds and also reaches rim-to-rim along the drainage. Within the Project Area, L4 is approximately 1,480 feet long and between 800

and 900 feet wide, which is less than the 2:1 length-to-width ratio required by the MSCP County Subarea Plan.

Findings: Existing movement corridors within linkages were identified in the Otay Ranch GDP/SRP technical documents and would be defined, established, maintained, and not impacted by the development of PV1, PV2, and PV3. Specifically, the Proposed Project as a whole would help ensure that the corridors identified in the Wildlife Corridors Studies Report are maintained by conveying habitat surrounding and including the identified corridors. Because PV1, PV2, and PV3, as well as the entire Proposed Project, would be consistent with the originally designated Otay Ranch GDP/SRP and Otay Ranch RMP Preserve boundaries, the functions and values of the movement areas identified in the Wildlife Corridors Studies Report (Ogden 1992) and the BRCAs identified in the MSCP Plan, movement corridors would be maintained at the recommend length and width. Thus, the proposed development of PV1, PV2, and PV3 would be consistent with this criterion.

6. ***Visual continuity (i.e., long lines-of-sight) will be provided within movement corridors. This makes it more likely that the animals will keep moving through it. Developments along the rim of a canyon used as a corridor should be set back from the canyon rim and screened to minimize their visual impact.***

   Findings: As stated in Section 2.2.2 regarding Criteria 2, designated development within PV1, PV2, and PV3 was sited to maintain the corridor widths recommended within the Wildlife Corridors Studies Report (Ogden 1992). Development is set back from the rim of the R1 corridor, and a 100-foot Preserve edge buffer is included as a part of the Proposed Project to provide screening of development from wildlife moving within the R1 corridor. No development would be placed within the corridors, which would impede wildlife movement or line of sight. A road providing access to PV1 would be placed across L4. However, to ensure that wildlife are still able to move through the area, a wildlife crossing, as described previously in Section 2.2.5.1, would be installed below the road and meet the MSCP County Subarea Plan's recommendation of less than a 2:1 length-to-width ratio.

   Discussion: Development of PV1, PV2, and PV3 would not impeded the recommendations provided in the Wildlife Corridors Studies Report and the requirements outlined in the Otay Ranch RMP. In addition, a wildlife crossing would be provided where a new road crosses L4. Therefore, development of PV1, PV2, and PV3 would be in conformance with this criterion.

7. ***Corridors with low levels of human disturbance, especially at night, will be selected. This includes maintaining low noise levels and limiting artificial lighting.***

   Discussion: The corridors within the vicinity of PV1 (L4) and PV3 (R1) have already been identified by the Otay Ranch GDP/SRP and the Otay Ranch RMP. As discussed thoroughly throughout this section, the Otay Ranch GDP/SRP and the Otay Ranch RMP adapted the corridor locations and recommendations provided in the Wildlife Corridors Studies Report. Corridor selection is not required or allowed as a part of the Proposed Project. The discussion provided in support of this criterion is based on the measures identified for the Proposed Project, which includes PV1, PV2, and PV3, which reduce the levels of human disturbance on those identified corridors.

   A Preserve Edge Plan has been developed to identify allowable uses for areas adjacent to the Otay Ranch RMP Preserve within the Preserve edge. The Preserve edge is a 100-foot-wide strip of land within the designated development that is adjacent to the Otay Ranch RMP Preserve. The Preserve edge assumes that areas of Conserved Open Space are still within designated development. In accordance with Policy 7.2 of the Otay Ranch RMP, a Preserve Edge Plan is required to be developed for all specific plans that contain areas adjacent to the Preserve. The Preserve Edge Plan summarizes and evaluates the policies contained within the Otay Ranch GDP/SRP, the Otay Ranch RMP, the MSCP County Subarea Plan, as well as City of San Diego MSCP Cornerstone Lands as they relate to those areas within the Preserve edge. Lighting requirements include shielded lighting designs that avoid spillover light in the Otay Ranch RMP Preserve. Lighting plans and a photometric analysis would be prepared in conjunction with improvement plans for development areas adjacent to the Preserve to illustrate the location of proposed lighting standards and type of shielding measures. Lighting plans and accompanying photometric analyses must also be prepared in conjunction with street and other improvements proposed within the Otay Ranch RMP Preserve to demonstrate that light spillage into the Preserve is avoided to the greatest extent possible.

   There is a public park designed within PV3. It is located along the southwestern edge of PV3 and is not adjacent identified corridors (R1 and L4) but is adjacent to open space. Public park hours of operation would be limited to daylight hours and would be enforced and controlled by the County Parks and Recreation Department. Sports fields within public parks would not be lighted for nighttime use. Proposed landscape lighting within public parks shall be designed to eliminate light spillage into adjacent MSCP Preserve areas. Lighting must comply with the County Code of Regulatory Ordinances, Sections 51.201 to 51.209, Light Pollution Code.

   Increased human activity in PV1, PV2, and PV3 is expected to result in long-term noise

effects in the area. Noise is expected to be greatest during daylight hours and, therefore, would be more of a disturbance to those species that are active during the daytime because the noise levels are lower at night. Nocturnal wildlife are not expected to be significantly impacted while foraging or moving in open space areas. Noise pollution is not anticipated to decrease breeding of any special-status species. Development-related noise, such as traffic, operation of landscape maintenance equipment and tools (e.g., mowers, blowers, trimmers, wood chippers), recreation at parks, and loud music from vehicles and residences, can have an effect on wildlife. The Preserve Edge Plan provides for a 100-buffer between the Otay Ranch RMP Preserve and development. The Preserve edge would act as a buffer for noise generated from development. In addition, when single-family homes are located adjacent to the Otay Ranch RMP Preserve, 6-foot high solid walls would provide additional noise attenuation. Uses in or adjacent to the Otay Ranch RMP Preserve, which are not reduced by the Preserve edge, shall be designed to minimize potential noise impacts to surrounding wildlife species by constructing berms or walls adjacent to commercial areas and any other uses, such as community parks, that may introduce noises that could impact or interfere with wildlife use of the Otay Ranch RMP Preserve.

Findings: PV1 and PV3 are adjacent to identified corridors and may have an indirect impact on wildlife movement within those corridors. The Preserve Edge Plan provides specific requirements necessary to reduce human disturbances such as noise and lighting (e.g., lighting standards, type of bulb, wattage, and shielding restrictions into the Preserve). Additional project-related measures applied within the Preserve Edge Plan include park setbacks, limitations on uses, no structures, walls along the perimeter of homes located adjacent to the Preserve, and berms or walls constructed adjacent to commercial areas and/or parks. With these measures, the PV1 and PV3 would reduce the human disturbances on corridors R1 and L4. Development within PV1, PV2, and PV3 would be in conformance with this criterion.

8. ***Barriers, such as roads, will be minimized. Roads that cross corridors should have 10-foot-high fencing that channels wildlife to underpasses located away from interchanges. The length-to-width ratio for wildlife underpasses is less than 2, although this restriction can be relaxed for underpasses with a height of greater than 30 feet.***

   Discussion: PV1, PV2, and PV3 do not cross any wildlife corridors. As discussed throughout this section, PV1 and PV3 are located adjacent to wildlife corridors (L4 and R1) and have been designed to maintain the required width to facilitate wildlife movement within these corridors. Therefore, the development within PV1, PV2, and PV3 would not create barriers to wildlife corridors; however, a new road from Proctor Valley

Road to PV1, which crosses L4, is required for access. The amount of traffic using this road would be minimal because only four large lots are proposed within PV1. This wildlife crossing would be an internal road crossing located along local corridor L4 in between two areas of development (Figure 8). The crossing would be a pre-cast span arched culverts with a soft bottom. The crossing would be 15 feet high at the highest point, 111 feet long, and 84 feet wide, making the length-to-width ratio less than 2:1. The crossing meets the MSCP County Subarea Plan's recommendation of less than a 2:1 length-to-width ratio and meets the minimum openness ratio. Three additional crossings are provided within the Proposed Project. To the north of PV3, a wildlife crossing would be provided under Proctor Valley Road to allow for wildlife movement through natural topography in conformance with the Otay Ranch GDP/SRP and Otay Ranch RMP requirements (Figure 8) and designed to comply with all necessary length-to-width ratios and fencing requirements. The wildlife crossings would be designed in conformance with accepted standards and are discussed in detail within the Biological Resources Technical Report for the Proposed Project.

Findings: The Development Footprint of PV1, PV2, and PV3 would not include any wildlife corridors and, thus, would not contemplate construction of barriers within corridors or linkages; however a new road crossing across corridor L4 is required to access PV1. The amount of traffic using this road would be minimal because only four large lots are proposed within PV1. A wildlife crossing would be installed under the road and following the drainage. In addition, three wildlife crossings would be provided along Proctor Valley Road, one of which provides a crossing in relation to R1. These three Proctor Valley Road crossings are not located within PV1, PV2, or PV3. Since PV1, PV2, and PV3 would not create barriers to wildlife movement within L4 and R1, and a wildlife crossing would be provided for a new road providing access to PV1, development of PV1, PV2, and PV3 would be in conformance with this criterion.

9. ***Where possible at wildlife crossings, road bridges for the vehicular traffic rather than tunnels for wildlife use will be employed. Box culverts will only be used when they can achieve the wildlife crossing/movement goals for a specific location. Crossings will be designed as follows: sound insulation materials will be provided; the substrate will be left in a natural condition and vegetated with native vegetation if possible; a line-of-sight to the other end will be provided; and, if necessary, low-level illumination will be installed in the tunnel.***

Discussion: As stated in Item 9, above, wildlife crossings are not required within PV1, PV2, or PV3. However, a new road to PV1, which crosses L4, is required for vehicle access. The wildlife crossing would be installed where the road crosses over the Proctor

Valley drainage. This crossing is a pre-cast span arched culverts with a soft bottom. The crossing is 15 feet high, 111 feet long, and 84 feet wide, making the length-to-width ratio less than 2:1. The crossing meets the MSCP Plan's recommendation of less than a 2:1 length-to-width ratio and meets the minimum openness ratio. The openness ratio for this crossing would be 1.8 meters. Given the topography and length-to-width ratio, neither a bridge nor a low-level illumination is necessary in this location. The amount of traffic using this road would be minimal because only four large lots are proposed. Therefore, sound insulation materials are not necessary.

Findings: A wildlife crossing is required where the new road that provides access to PV1 crosses over L4 and the Proctor Valley drainage. An arched culvert would be installed, leaving the natural bottom of the channel intact. The length and width of the culvert meets the length-to-width ratio identified in Item 9. Therefore, development of PV1 would be in conformance with this criterion.

10. ***If continuous corridors do not exist, archipelago (or steppingstone) corridors may be used for short distances. For example, the gnatcatcher may use disjunct patches of sage scrub for dispersal if the distance involved is under 1–2 miles.***

    Discussion: Continuous corridors (L4 and R1) are located outside of PV1, PV2, and PV3. As discussed in detail in this section, the Proposed Project maintains the widths for each corridor as recommended in the Wildlife Corridors Studies Report (Ogden 1992) and provides measures to reduce human disturbances on the corridors, required wildlife crossings, and a 100-foot buffer between the corridors and habitable structures. Since continuous corridors within the Proposed Project exist, archipelago (or steppingstone) corridors are not required.

    Findings: Continuous corridors exist within and adjacent to the Proposed Project, which includes PV1, PV2, and PV3; therefore, archipelago (or steppingstone) corridors are not required.

2.3 Section 86.506 – Habitat-Based Mitigation

Section 86.506 of the BMO outlines the process for determining mitigation requirements for sensitive habitats. To determine the mitigation requirements for the impacts to habitat from the development of PV1, PV2, and PV3, it first must be determined whether the impact site and the proposed mitigation site qualify as BRCAs.

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Section 86.506 outlines the requirements for determining whether land qualifies as a BRCA. The impact site is a BRCA if it meets one or more of the following criteria:

a. The land is shown as pre-approved mitigation area on the wildlife agencies' the pre-approved mitigation map (Attachment F of the BMO).

b. The land is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species, which determination is based on a biological analysis approved by the Director, and is adjacent or contiguous to preserved habitat that is within the pre-approved mitigation area on the wildlife agencies pre-approved mitigation map (as shown on Attachment F of the BMO).

c. The land is part of a regional linkage/corridor.

d. The land is shown on the Habitat Evaluation Map (Attachment J of the BMO) as very high or high and links significant blocks of habitat.

e. The land consists of or is within a block of habitat greater than 500 acres in an area of diverse and undisturbed habitat that contributes to the conservation of sensitive species.

f. The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from geological formations known to support sensitive species.

In addition to the previously mentioned criteria, the MSCP Plan (1998) identifies 16 BRCAs and associated habitat linkages within the MSCP study area. Figure 2-2, Generalized Core and Biological Resources Area and Linkages, in the MSCP Plan depicts PV2 and PV3 entirely within the Jamul Mountains BRCA, whereas PV1 is located in the Sweetwater Reservoir/San Miguel Mountain/Sweetwater River BRCA (Figure 7).

PV1, PV2, and PV3 would be considered part of the larger BRCAs because they meet the following requirements: (1) the parcels are shown on the pre-approved mitigation map, (2) each parcels contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent to preserved habitat, (3) portions of the parcels are Very high or high quality habitat, and (4) each parcel is within a block of habitat greater than 500 acres.

Impacts from development of PV1, PV2, and PV3 would be mitigated within the Otay Ranch RMP Preserve and be in an area designated as a BRCA. If mitigation is not located within a BRCA, then the mitigation ratios would be revised, and additional mitigation would be required. Impacts and mitigation requirements are outlined in Table 5. Tiers are based on the List of San Diego County Vegetation Communities and Tier Levels within the MSCP County Subarea Plan (Table 4-7) and the BMO (Attachment J). Mitigation ratios are based on the mitigation ratios in

the MSCP County Subarea Plan (Table 4-8) and the BMO (Attachment K). The Development Footprint acreages in PV1, PV2, and PV3 represented in Table 5 below do not include 20.1 acres of Conserved Open Space. Although these 20.1 acres are currently designated as development, they have been identified as potential mitigation for Proposed Project impacts and would not be impacted by the development of PV1, PV2, and PV3.

Table 5
Mitigation Requirements for Impacts to Tier II and III Habitats

Habitat Types/Vegetation Communities	Code[a]	PV1, PV2, and PV3 Development Footprint	Mitigation Site – BRCA		Mitigation Site – Not BRCA	
			Mitigation Ratio	*Required Mitigation*	*Mitigation Ratio*	*Required Mitigation*
Tier II						
Diegan coastal sage scrub	32500	76.2	1.5:1	114.3	2:1	152.4
Diegan coastal sage scrub (disturbed)	32500	33.0	1.5:1	49.5	2:1	66
Subtotal of Tier II Habitats		*109.2*	—	*163.8*	—	*218.4*
Tier III						
Granitic chamise chaparral	37210	62.7	1:1	62.7	1.5:1	94.0
Granitic chamise chaparral (disturbed)	37210	0.8	1:1	0.8	1.5:1	1.2
Non-native grassland	42200	0.8	1:1	0.8	1.5:1	1.2
Subtotal of Tier III Habitats		*64.3*	—	*64.3*	—	*96.4*
Totals		**173.5**	**228.1**		**314.8**	

Note: BRCA = Biological Resource Core Area

Mitigation for Otay Ranch impacts, including impacts to PV1, PV2, and PV3, must conform to the provisions of the Otay Ranch RMP, including the requirement that the applicant convey to the Otay Ranch RMP Preserve 1.188 acres of land for every 1 acre slated for development (Otay Ranch RMP Preserve Conveyance Obligation). This Otay Ranch RMP mitigation requirement, including its 1.188 land conveyance ratio, is referenced in Section 10.5.A.2 of the County of San Diego MSCP Subarea Plan Implementing Agreement where the County's required mitigation for the MSCP County Subarea Plan includes the contribution of the 11,375-acre Otay Ranch RMP Preserve.

The Otay Ranch RMP excludes areas that include common uses, such as schools, parks, and arterial roadways, from the required mitigation/conveyance. Within PV2, there are 3.6 acres of common uses associated the on-site water tank and access road. Common uses within PV3 include 2.9 acres of public parks and Proctor Valley Road within the development footprint. There are no common uses within PV1. Thus, PV1, PV2, and PV3, which impact 171.3 acres (177.8 acres of development minus 6.5 acres of common uses), would be required to convey 203.5 acres of Otay Ranch RMP Preserve lands (171.3 X 1.188 = 203.5). As described previously, because

the BMO mitigation requirements are more stringent for certain types of habitat, the BMO would require an additional 24.6 acres of mitigation beyond the 203.5 acres required by the Otay Ranch RMP Preserve Conveyance Obligation for a total of 228.1 acres. The mitigation provided for impacts to PV1, PV2, and PV3 would be like-kind or up-tiered habitat.

2.4 Section 86.507 – Species-Based Mitigation

Section 86.507 of the BMO specifies the process for determining mitigation requirements for sensitive plant and wildlife populations.

2.4.1 Sensitive Plant Populations

1. ***Critical Populations of Sensitive Plant Species. During project design, first priority shall be given to avoidance of impacts populations of sensitive plant species listed on the Critical Populations of Sensitive Plant Species Within the MSCP subarea (Attachment C of Document No. 0769999 on file with the Clerk of the Board). Where complete avoidance is infeasible, County staff will work with the project proponent to design the project to minimize impacts to the Critical Population to the maximum extent practicable.***

   Discussion: The development of PV1, PV2, and PV3 would not result in impacts to any of the plant species listed in Attachment C, Critical Populations of Sensitive Plant Species within the MSCP Subarea, of the BMO. Therefore this criterion is not applicable.

   Findings: Since development of PV1, PV2, and PV3 would not result in impacts to any of the plant species listed in Attachment C of the BMO, this criterion is not applicable.

2. ***Avoidance of Sensitive Plants. Impacts to Narrow Endemic Plant Species Within the MSCP Subarea (Attachment E of Document No. 0769999 on file with the Clerk of the Board), or Sensitive Plant Species, as defined, that meet the criteria in Group A or B shall be avoided to the maximum extent practicable. Where complete avoidance is infeasible, encroachment may be authorized depending on the sensitivity of the individual species and the size of the population except that encroachment shall not exceed 20% of the population on-site. Where impacts are allowed, in-kind preservation shall be required at a 1:1 to 3:1 ratio depending on the sensitivity of the species and population size, as determined in a biological analysis approved by the Director.***

   Discussion: The development of PV3 would impact one narrow endemic species as listed in Attachment E of the BMO (variegated dudleya), and development of PV2 and PV3

would result in impacts to County Group A and B species (Table 6), two of which are covered species: San Diego goldenstar and barrel cactus.

As described in Section 2.2.5.1, Item 6, 35 individuals of variegated dudleya would be impacted by development within PV3, (this species does not occur in PV1 or PV2). As shown on Figure 6, Sheet 2, of the Otay Ranch RMP, a population of variegated dudleya was observed within the same general location as those identified in the update surveys conducted for the site. The Otay Ranch RMP and Otay Ranch PEIR determined that this population of variegated dudleya did not warrant conservation in the Otay Ranch RMP Preserve, and mitigation by conveying 1.188 acres to the Otay Ranch RMP Preserve was deemed adequate for impacts to this species. Variegated dudleya is not on the list of critical populations of sensitive plant species within the MSCP County Subarea Plan (Attachment C of the BMO). The two populations located within the PV3 Development Footprint are not considered core populations because they are small populations (10 and 25 plants, respectively) and are not located adjacent to any other populations. In addition, the Otay Ranch RMP did not identify the populations within PV3 as core populations, necessitating a designation as Otay Ranch RMP Preserve. Avoidance of the two small populations of variegated dudleya within PV3 is not feasible for the following reasons: (1) The two populations within PV3 are located approximately 400–500 feet from the Otay Ranch RMP Preserve, and (2) a redesign to avoid these two small populations, if it provides the necessary 100-foot Preserve edge, meets County Fire Department regulations, addresses topographic constraints, and ensures that the populations were adjacent to the Preserve, would result in the loss of up to 30 acres of developable land. A redesign to keep the secondary access road for fire safety would result in the loss of approximately 10 acres, but the population would be separated from the Otay Ranch RMP Preserve by a road. As previously discussed, further reduction in Development Footprint would limit the ability to achieve the density set forth in both the County's General Plan and the Otay Ranch GDP/SRP. The development could be redesigned to include these populations within the private homeowners' association open space. However, carving the populations out of the development and preserving them on their own would isolate the populations from other Preserve lands and expose the variegated dudleya populations to edge effects, which Table 3-5 of the MSCP County Subarea Plan specifically indicates should be minimized.

As described in Section 2.2.5.1, Item 8, a total of 17 San Diego goldenstar individuals would be impacted in PV3, (this species does not occur in PV1 or PV2). San Diego goldenstar is not on the list of critical populations of sensitive plant species within the MSCP County Subarea Plan (Attachment C of the BMO). This species is found

throughout the overall Project Area in large quantities. Specifically, conveyance to the Otay Ranch RMP Preserve would preserve 2,902 individuals of the species, and an additional 688 individuals would be preserved through Conserved Open Space. Another 577 individuals within non-graded LDA would not be impacted by the Proposed Project. The three small populations are not identified as core populations, necessitating a designation as Otay Ranch RMP Preserve and therefore impacts to these three small isolated populations would not compromise the conservation of this species. Redesigning the project to avoid the three small populations San Diego goldenstar within PV3 is not feasible as a redesign, if it provides the necessary 100-foot Preserve edge, meets County Fire Department regulations, addresses topographic constraints, and ensures that the populations were adjacent to the Preserve, would result in the loss of up to 15 acres of developable land.

As described in Section 2.2.5.1, Item 8, a total of 36 San Diego barrel cactus individuals would be impacted by development in PV3, (this species does not occur in PV1 or PV2). Similar to variegated dudleya, the species was observed within PV3 during the surveys conducted in support of the Otay Ranch RMP (see Figure 6, Sheet 2 of that document). The Otay Ranch RMP and Otay Ranch PEIR determined that this population of barrel cactus did not warrant conservation in the Otay Ranch RMP Preserve, and mitigation by conveying 1.188 acres to the Otay Ranch RMP Preserve was deemed adequate for impacts to this species. San Diego barrel cactus is not on the list of critical populations of sensitive plant species within the MSCP County Subarea Plan (Attachment C of the BMO). The barrel cactus individuals located within PV3 are scattered throughout the site. The scattered individuals are not identified as a core population and designing development around these populations would result in isolated populations. Avoidance of these small populations of barrel cactus within PV3 would not be feasible as it would result in the loss of approximately half of the developable land within this parcel. As previously discussed, further reduction in Development Footprint would limit the ability to achieve the density set forth in both the County's General Plan and the Otay Ranch GDP/SRP. Mitigation ratios for these species vary depending on the rarity of the species (i.e., 3:1 mitigation to impact ratio required for variegated dudleya, a narrow endemic species). The Otay Ranch RMP Preserve associated with the Proposed Project contains the required mitigation for Munz's sage (*Salvia munzii*). Additional mitigation would be required for impacts to San Diego goldenstar, variegated dudleya, Robinson's pepper-grass, San Diego barrel cactus, and San Diego marsh-elder. Existing populations of variegated dudleya, San Diego goldenstar and San Diego barrel cactus would be translocated to a suitable receptor site within the Otay Ranch RMP Preserve in the Project Area. In addition to translocation of existing populations, additional plants of all three

species would be installed at the receptor site (Table 6). The Otay Ranch PEIR states that translocation is a required component of mitigation for sensitive plant species and specifically variegated dudleya and San Diego barrel cactus (see Table 3.3-11 of the PEIR) and provides examples of restoration projects that included restoration or translocation of variegated dudleya, San Diego barrel cactus, and San Diego marsh-elder. In addition, the Phase II RMP states the following regarding variegated dudleya; "The project preserves 75% of this species on site, including representative populations from each of the three large parcels that comprise the Otay Ranch. In addition, all impacted plants are to be transplanted to appropriate habitat and clay soils within the same parcel. The Otay Ranch PEIR concluded that impacts to this species have been reduced to below a level of significance" (City of Chula Vista and County of San Diego 2015b). Whereas the Otay Ranch RMP establishes the framework for the management of Otay Ranch, the Phase II RMP was developed to turn those policies into specific action programs.

A more detailed summary of the locations, of variegated dudleya, San Diego goldenstar and barrel cactus proposed for impacts and the suitability for the area of Conserved Open Space to support the translocated populations can be found in the attached Review of Impacts and Mitigation for Variegated Dudleya, Barrel Cactus and San Diego Goldenstar (see Appendix A).

Relocation efforts may include seed collection and/or transplantation to a suitable receptor site and shall be based on the most reliable methods of successful relocation. The program shall also include a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The program shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, success criteria, and any relevant contingency measures. The program shall also be subject to the oversight of the Development Services Director (or their designee). In addition to relocation of existing populations for variegated dudleya, San Diego goldenstar, and San Diego barrel cactus, a biological resource salvage and restoration plan would include additional plantings of these species in order to achieve a 3:1 and 2:1 mitigation ratios respectively. This would result in no net loss of any populations. A biological resource salvage and restoration plan would be prepared, which shall, at a minimum, evaluate options for plant salvage and relocation, including individual plant salvage and additional plantings, native plant mulching, selective soil salvaging, application of plant materials on manufactured slopes, and application/relocation of resources within the Preserve.

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Table 6
Impacts and Requirement Mitigation for Sensitive Plant Populations within PV2 and PV3

Species	Regulatory Status: Federal/State/County/CRPR	PV2 and PV3 Total Impacts[a]	Mitigation Ratio	Required Mitigation	On-Site Preservation[b]	Remaining Mitigation Required
County Group A						
San Diego goldenstar (*Bloomeria clevelandii*)	None/None/ Covered/1B.1	17	3:1 translocation and 2:1 additional plantings	51	4,166	N/A
variegated dudleya (*Dudleya variegata*)	None/None/ Covered, Narrow Endemic/ 1B.2	35	1:1 translocation and 2:1 additional plantings	105	0	105
Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*)	None/None/ Not Covered/ 4.3	112	2:1	224	6	218
County Group B						
San Diego barrel cactus (*Ferocactus viridescens*)	None/None/ Covered/2B.1	36	1:1 translocation and 1:1 additional plantings	72	2	70
San Diego marsh-elder (*Iva hayesiana*)	None/None/ Not Covered/ 2B.2	2,643	1:1	2,643	1,619	1,024
Munz's sage (*Salvia munzii*)	None/None/ Not Covered/ 2B.2	446	1:1	446	6,001	N/A
County Group D						
Western dichondra (*Dichondra occidentalis*)	None/None/ Not Covered/ 4.2	0.17 acres	N/A		0	N/A
Palmer's grapplinghook (*Harpagonella palmeri*)	None/None/ Not Covered/ 4.2	40	N/A		0	N/A
graceful tarplant (*Holocarpha virgata* ssp. *elongata*)	None/None/ Not Covered/ 4.2	5	N/A		0	N/A
golden chaetopappa *(Pentachaeta aurea* ssp. *aurea*)	None/None/ Not Covered/ 4.2	2,210	N/A		6,258	N/A
Ashy spike-moss (*Selaginella cinerascens*)	None/None/ Not Covered/ 4.1	0.2 acres	N/A		2.76 acres	N/A
San Diego County viguiera (*Viguiera laciniata*)	None/None/ Not Covered/ 4.2	1,646	N/A		11,222	N/A

Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

Notes: CRPR = California Rare Plant Rank; N/A = not applicable
Status Legend
County
Covered = Cover species in the MSCP Plan
CRPR
1B: Plants rare, threatened, or endangered in California and elsewhere
2B: Plants rare, threatened, or endangered in California but more common elsewhere
4: Plants of limited distribution – a watch list
Threat Ranks
0.1: Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)
0.2: Moderately threatened in California (20%–80% of occurrences threatened/moderate degree and immediacy of threat)
0.3: Not very threatened in California (less than 20% of occurrences threatened/low degree and immediacy of threat or no current threats known)

[a] There are no impacts to special-status plants within PV1.
[b] On-site preservation includes populations within the on-site Otay Ranch RMP, Non-impacted LDA and Conserved Open Space.

Relocation efforts for variegated dudleya, San Diego goldenstar, and San Diego barrel cactus would employ methods that have been proven to be successful within the region, may include seed collection and/or transplantation to a suitable receptor site, and shall be based on the most reliable methods of successful relocation. The program shall also include a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The program shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, success criteria, and any relevant contingency measures to ensure that no net loss is achieved. The biological resource salvage and restoration plan would be submitted to the County for approval.

Mitigation for Robinson's pepper-grass and San Diego marsh-elder shall include preservation of off-site populations of the species, incorporation of these species within a conceptual upland and wetlands restoration plan, restoration of disturbed areas within the Otay Ranch RMP Preserve, or incorporation into a conceptual wetlands mitigation plan (applies to mitigation for San Diego marsh-elder only). If populations of these species (Robinson's pepper-grass and San Diego marsh-elder) are found within the 350.1 acres of off-site mitigation, preservation of these populations may be used for mitigation instead of restoration activities.

Findings: Development within PV2 and PV3 would result in impacts to variegated dudleya, a narrow endemic, as well as two covered species San Diego goldenstar (County Group A) and barrel cactus (County Group B). As discussed previously, it is not feasible to avoid variegated dudleya within PV3 because this would result in either the loss of developable land and limit the ability to achieve the density and land use policies set forth in both the County's General Plan and the Otay Ranch GDP/SRP, or, if preserved, isolated populations. Therefore, an exception to the avoidance requirement for variegated dudleya, San Diego goldenstar, and barrel cactus is warranted.

Based on the discussion above, the County has determined that the proposed development on PV3 is entitled to the exception for variegated dudleya, San Diego goldenstar and barrel cactus identified in BMO section 86.509(b), and that the exception is the minimum necessary to accommodate the project. With respect to Narrow Endemic Plant Species (Attachment E of Document No. 0769999), or Sensitive Plan Species that meet the criteria of Group A or B, where avoidance is infeasible, encroachment shall not exceed 20% of the population onsite. However, in certain cases where it may be infeasible for a project to meet all the goals and criteria of the BMO, the County may grant an exception to the specific requirements of the ordinance (BMO, § 86.509(b); MSCP Implementing Agreement, §10.13.) Such an exception requires concurrence from the USFWS and the CDFW.[5]

It has been determined that conservation of the onsite populations of variegated dudleya, San Diego goldenstar and barrel cactus is infeasible, that impacting the onsite populations will not compromise the conservation of these species, and that the exception granted by the County is the minimum necessary to accommodate the development. This determination is based, in part, on the fact that the Applicant proposes to transplant the existing variegated dudleya, San Diego goldenstar and San Diego barrel cactus populations (35, 17 and 36 individuals respectively) within designated and protected opens space onsite and to install additional plants at this same location, to create onsite, protected populations of 105 variegated dudleya, 51 San Diego goldenstar and 70 barrel cactus.

Mitigation for variegated dudleya and San Diego goldenstar would be provided at a 3:1 mitigation to impact ratio. Mitigation for Robinson's peppergrass and San Diego barrel cactus would be provided at a 2:1 ratio, while mitigation for San Diego marsh-elder and Munz's sage would be provided at a 1:1 ratio. The Otay Ranch RMP Preserve, which is a component of the MSCP Preserve, associated with the Proposed Project contains the required mitigation for San Diego goldenstar and Munz's sage. With implementation of the mitigation described previously, including translocation as described in the Otay Ranch PEIR and the Otay Ranch Phase II RMP (translocation, additional plantings, establishment within restoration sites, and preservation of populations within the Otay Ranch RMP Preserve), and with the approval of the exception to the avoidance requirement for variegated dudleya, San Diego goldenstar and barrel cactus this criterion is met.

[5] The County notes that the Applicant takes the position that translocation and/or transplantation of narrow endemic plants and Group A and B plants can be used to satisfy the BMO's 80% avoidance requirement.

Biological Mitigation Ordinance Findings for PV1, PV2, and PV3 Located in Otay Ranch Village 14 and Planning Areas 16/19

3. ***Mitigation for Sensitive Plant Species in Groups C and D. Sensitive Plant Species, as defined, in Groups C and D shall be protected by using the design requirements and habitat-based mitigation requirements set forth in Section 86.505 and Section 86.506. Notwithstanding the foregoing, when said design requirements and habitat-based mitigation would have the effect of substantially reducing the viability of the affected population or the species, mitigation shall be in-kind, and the mitigation required will be set at a ratio based on the sensitivity of the species and population size, as determined in a biological analysis approved by the Director***.

   Discussion: Development within PV2 and PV3 would result in impacts to County Group D species (Table 6). Mitigation for County Group D species would be provided through use of and adherence to the design requirements and habitat-based mitigation requirements set forth in Sections 86.505 and 86.506 of the BMO. The Group D species observed within PV2 and PV3 are California Rare Plant Rank 4.1 or 4.2 species and are known to occur in numerous surrounding areas. Direct impacts to these species are not expected to impact their local, long-term survival. Preservation of suitable habitat for these species is present within areas that would be conveyed to the Otay Ranch RMP Preserve; therefore, species-specific and ratio-based mitigation are not required. As demonstrated in Table 6, the areas of preservation within the Project Area (including Otay Ranch RMP Preserve, non-impacted LDA, and areas of Conserved Open Space) would provide preservation of known populations of golden chaetopappa (*Pentachaeta aurea* ssp. *aurea*), Ashy spike-moss (*Selaginella cinerascens*), and San Diego County viguiera (*Viguiera laciniata*).

   Findings: Although development within PV2 and PV3 would result in impacts to County Group D species, these species are known to occur in numerous surrounding areas, and no impacts to their local, long-term survival are expected. Mitigation is provided through preservation of suitable habitat for these species within the Otay Ranch RMP Preserve, which is a component of the MSCP Preserve; therefore, this criterion is met.

2.4.2 Sensitive Animal Populations

1. **Rare, Narrow, Endemic Animal Species. Impacts to Rare, Narrow Endemic Animal Species Within the MSCP subarea (Attachment D of Document No. 0769999 on file with the Clerk of the Board) shall be avoided to the maximum extent practicable. Avoidance requirements shall meet any species specific requirements set forth in Table 3-5 of the MSCP [County Subarea] Plan including any applicable limitations on clearing of occupied habitat. Where complete avoidance is infeasible, projects shall be designed to avoid any significant reduction in species viability.**

   Discussion: The following species listed in Attachment D of the BMO do not have a potential to occur within the Project Area: Pacific pocket mouse (*Perognathus longimembris pacificus*), American peregrine falcon (*Falco peregrinus anatum*), California least tern (*Sternula antillarum browni*), Belding's savannah sparrow (*Passerculus sandwichensis beldingi*), Ridgway's rail (*Rallus obsoletus levipes*), California black rail (*Laterallus jamaicensis coturniculus*), yellow-billed cuckoo (*Coccyzus americanus*), southwestern willow flycatcher (*Empidonax traillii extimus*), coastal cactus wren, least Bell's vireo (*Vireo bellii pusillus*), western pond turtle (*Actinemys marmorata*), arroyo toad (*Anaxyrus californicus*), California red-legged frog (*Rana draytonii*), tidewater goby (*Eucyclogobius newberryi*), and Riverside fairy shrimp (*Streptocephalus woottoni*).

   Two wildlife species, golden eagle and San Diego fairy shrimp (*Branchinecta sandiegonensis*), listed in Attachment D of the BMO are known to occur within the overall Project Area, while one species, burrowing owl (*Athene cunicularia*), has a potential to occur but has not been directly observed. Based on surveys conducted between 2014 and 2016, no occurrences of San Diego fairy shrimp were detected within PV1, PV2, or PV3, and no observations of burrowing owl occurred. Surveys for San Diego fairy shrimp were conducted in road ruts within PV3. There are no vernal pools located within PV1, PV2, and PV3. Although the MSCP identifies San Diego fairy shrimp as a Covered Species, the County has taken the position that, based on a 2006 federal court decision, the plan's protections for this species are inadequate for purposes of providing FESA take coverage. Therefore, impacts to San Diego fairy shrimp or its habitat must be assessed and mitigated on a project-specific basis. The Proposed Project avoids all vernal pools/features that are known to be occupied by San Diego fairy shrimp. Consequently no significant impacts to San Diego fairy shrimp are expected. Nevertheless, the County is requiring a preventative mitigation measures for this species which, if a take permit is required, includes compliance with any permit conditions

required by the USFWS for take of San Diego fairy shrimp. Focused surveys for the Project Area delineated suitable habitat for burrowing owl, but no such suitable habitat occurs within PV1, PV2, or PV3. Preconstruction surveys for burrowing owl will be conducted within the Development Footprint to ensure that these species have not migrated onto PV1, PV2, and PV3. Discussion of golden eagle is addressed in Section 2.2.5.1, Preserve Design Criteria, under Item 8.

Findings: Three species listed in Attachment D of the BMO are known to occur within the overall Project Area or have the potential to occur: San Diego fairy shrimp, burrowing owl, and golden eagle. San Diego fairy shrimp and burrowing owl have not been observed within PV1, PV2, and PV3; consequently no significant impacts to these species are expected. Nevertheless, the County is requiring the following preventative mitigation measures for these species: (i) if a take permit is required for San Diego fairy shrimp, compliance with any permit conditions required by the USFWS; and (ii) preconstruction surveys for burrowing owl within the Development Footprint to ensure that the species has not migrated into areas proposed for grading or other disturbance. Discussion of golden eagle is addressed in Section 2.2.5.1, Preserve Design Criteria, under Item 8. Section 2.2.5.1 provides an analysis of impacts to suitable foraging habitat and preservation of such habitat along with how the development of PV1, PV2, and PV3 do not interfere with the conservation goals for golden eagle as outlined in Table 3-5 of the MSCP Plan. Therefore this criterion is met.

2. **Impacts to Burrowing Owl Habitat**. **Impacts to Burrowing Owl Habitat shall be avoided to the maximum extent practicable. Where impacts are unavoidable, the following mitigation measures shall be required: (1) any impacted individuals must be relocated out of the impact area using passive or active methodologies approved by the Wildlife Agencies; (2) mitigation for impacts to occupied habitat, must be through the conservation of occupied burrowing owl habitat or lands appropriate for restoration, management and enhancement of burrowing owl nesting and foraging requirements at a ratio of no less than 1:1 for the territory of the burrowing owl.**

   Discussion: Burrowing owls were not observed within PV1, PV2, or PV3 during surveys conducted 2014 through 2016. Therefore, PV1, PV2, and PV3 are not currently considered occupied by this species. In addition, these parcels do not contain suitable habitat, as identified in the 2014 habitat assessment, for burrowing owl.

   To ensure that burrowing owl is not impacted by the Proposed Project, the following mitigation measure is required and included in the Otay Ranch Village 14 and Planning Areas 16/19 EIR:

Burrowing Owl Preconstruction Survey. Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, the Proposed Project applicant or its designee shall retain a County of San Diego (County)-approved biologist to conduct focused preconstruction surveys for burrowing owl. The surveys shall be performed no earlier than 30 days prior to the commencement of any clearing, grubbing, or grading activities. If occupied burrows are detected, the County-approved biologist shall prepare a passive relocation mitigation plan subject to review and approval by the Wildlife Agencies (i.e., California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) and the County, including any subsequent burrowing owl relocation plans to avoid impacts from construction-related activities.

Findings: Burrowing owls were not observed within PV1, PV2, or PV3; therefore, these areas are not currently considered occupied by this species. Further, these parcels do not contain suitable habitat for burrowing owl. A preconstruction survey would be conducted to ensure that the Development Footprint does not contain any occupied burrows. With this mitigation measure, the criterion is met.

3. **Impacts to Arroyo Toad Habitat. Impacts to upland habitats within 1 km of riparian habitat which supports or is likely to support Arroyo toad shall be minimized to the maximum extent practicable.**

   Discussion: PV1, PV2, and PV3 do not contain suitable habitat for arroyo toad. A habitat assessment was completed for the Project Area, which includes PV1, PV2, and PV3. It was determined that this species has a low to no potential to occur within the Project Area. The details of this habitat assessment are provided in the Biological Resources Technical Report.

   Findings: PV1, PV2, and PV3 do not contain suitable habitat for arroyo toad; therefore, this species is not expected to occur. This criterion is not applicable to the development of PV1, PV2, and PV3 because there is no suitable habitat for arroyo toad within these areas.

4. **Management Conditions for *Vireo belli pusillus*, Least Bell's Vireo. Conditions shall be developed for projects located adjacent to least Bell's vireo habitat to monitor and control the population of brown-headed cowbirds.**

   Discussion: PV1, PV2, and PV3 neither contain suitable riparian habitat for least Bell's vireo nor are located adjacent to suitable riparian habitat.

Findings: PV1, PV2, and PV3 neither contain suitable habitat for least Bell's vireo nor are located adjacent to suitable habitat. This criterion is not applicable to the development of PV1, PV2, and PV3 because there is no suitable riparian habitat within these areas.

5. ***Other Sensitive Animal Species. For other Sensitive animal species as defined in Section 86.508, impacts will be mitigated through habitat based mitigation requirements as set forth in Section 86.506. In any case in which mitigation would have the effect of substantially reducing the viability of the affected population or the species, mitigation shall be in kind and the mitigation required will be set at a ratio based on the sensitivity of the species and the population size, as determined in a biological analysis approved by the Director.***

Discussion: The BMO requires that impacts to other sensitive species, as defined in Section 86.508, be mitigated through habitat mitigation requirements as set forth in Section 86.506. Impacts to suitable habitat for other sensitive species not listed in Attachment D of the BMO from development of PV1, PV2, or PV3 include known observations for western spadefoot (*Spea hammondii*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), coastal California gnatcatcher (see Section 2.2.5.1, Item 6), California horned lark (*Eremophila alpestris actia*), white-tailed kite (*Elanus leucurus*), and San Diegan tiger whiptail (*Aspidoscelis tigris stejnegeri*). Other sensitive species with a potential to occur in these areas include orangethroat whiptail, San Diego banded gecko (*Coleonyx variegatus abbotti*), red diamond rattlesnake (*Crotalus ruber*), rosy boa (*Lichanura trivirgata*), Blainville's horned lizard, Coronado skink (*Plestiodon skiltonianus interparietalis*), Cooper's hawk (foraging habitat only), Southern California rufous-crowned sparrow, grasshopper sparrow (*Ammodramus savannarum;* nesting), Bell's sage sparrow (*Artemisiospiza belli belli*), long-eared owl (*Asio otus*), red-shouldered hawk (*Buteo lineatus*; foraging habitat only), turkey vulture (*Cathartes aura*; foraging habitat only), northern harrier (*Circus cyaneus*; foraging only), loggerhead shrike (*Lanius ludovicianus*; nesting and foraging habitat), western bluebird (*Sialia mexicana*), common barn-owl (*Tyto alba*), pallid bat (*Antrozous pallidus*), western mastiff bat (*Eumops perotis californicus*), Yuma myotis (*Myotis yumanensis*), San Diego desert woodrat (*Neotoma lepida intermedia*), big free-tailed bat (*Nyctinomops macrotis*), mule deer, cougar, American badger, Hermes copper butterfly, and Quino checkerspot butterfly. Impacts to suitable habitat for these species would be mitigated through preservation of habitat as described in Section 2.3, Section 86.506 – Habitat-Based Mitigation, and Section 2.2.5.1, Item 2, of this BMO Findings Report. The following additional mitigation measures, as described further in the Otay Ranch Village 14 and

Planning Areas 16/19 EIR and summarized here, would be implemented to reduce impacts to these species:

1. Biological monitoring would be required to prevent disturbance to areas outside the limits of grading. Prominently colored temporary fencing and signage would be installed prior to construction wherever the limits of grading are adjacent to Otay Ranch RMP Preserve, Conserved Open Space, and other sensitive biological resources.
2. To protect the Otay Ranch RMP Preserve from unauthorized entry or disturbance, permanent signage and fencing would be placed, as needed, around the perimeter of the Otay Ranch RMP Preserve and Conserved Open Space.
3. To avoid any direct impacts to raptors and/or any migratory birds protected under the Migratory Bird Treaty Act, removal of habitat that supports active nests on the proposed area of disturbance should occur, outside of the nesting season for these species (January 15 to August 15, annually). If removal of habitat on the proposed area of disturbance must occur during the nesting season, the applicant shall retain a County-approved biologist to conduct a preconstruction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. If nests are present then an appropriate buffer surrounding the nest would be established until nesting is complete.
4. If take authorization is required for impacts to Quino checkerspot butterfly, the Applicant will comply with any and all conditions, including preconstruction surveys, that the USFWS may require for take of Quino checkerspot butterfly pursuant to the FESA. Preconstruction survey will be conducted in accordance with USFWS protocols unless the USFWS authorizes a deviation from those protocols. Take may also be obtained through the County of San Diego Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition, if/when approved. If the Quino checkerspot butterfly is included as an addition to the South County MSCP, and the Applicant seeks take under the Quino Addition, the Applicant will comply with any and all conditions for Quino checkerspot butterfly.
5. If take authorization is required for impacts to San Diego fairy shrimp the Proposed Project, the Applicant will comply with any and all conditions, including preconstruction surveys, that the USFWS may require for take pursuant to the FESA.
6. To ensure that no burrowing owls have migrated into the Development Footprint, a preconstruction burrowing owl survey would be conducted.

7. No clearing, grading, or grubbing activities may occur within habitat identified by a qualified biologist as being occupied by coastal California gnatcatcher during the nesting season for the species (February 15 to August 15, annually). If construction must occur during the nesting season, a nesting survey for coastal California gnatcatcher shall be conducted prior to the onset of construction. Construction-related noise levels in coastal California gnatcatcher-occupied habitat within 500 feet of construction activity would not exceed 60 dBA L_{eq} or preconstruction ambient noise levels, whichever is greater. Project construction within 500 feet of occupied habitat will occur outside of the breeding season if possible. If necessary, construction activities during the breeding season would be managed to limit noise levels in occupied habitat within 500 feet of the Proposed Project or noise attenuation measures, such as temporary sound walls, would be implemented to reduce noise levels below 60 dBA L_{eq} or below existing ambient noise levels, whichever is greater.

   Lighting of all developed areas adjacent to the Preserve shall be directed away from the Preserve, wherever feasible and consistent with public safety. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the Preserve and sensitive species from night lighting.

   Specific to Quino checkerspot butterfly, prior to the issuance of the first grading permit that impacts habitat identified as suitable for Quino checkerspot butterfly, the Proposed Project shall demonstrate to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from the USFWS any necessary take authorization for Quino checkerspot butterfly through (1) the Section 7 Consultation, (2) Section 10 incidental take permit requirements, or (3) the County Subarea Plan Quino Checkerspot Butterfly Addition, if/when approved. In addition, prior to the issuance of the first grading permit that impacts habitat identified as suitable for Quino checkerspot butterfly, the Proposed Project shall prepare a long-term Quino Checkerspot Butterfly Management/Enhancement Plan.

Findings: PV1, PV2, and PV3 would result in impacts to habitat for other sensitive animal species as defined in Section 86.508. Impacts to suitable habitat for these species would be mitigated through preservation of habitat as described in Section 2.3 and Section 2.2.5.1, Item 2, of this BMO Findings Report. Additional measures, as outlined previously, would be provided to reduce impacts to sensitive animal species. Therefore, this criterion is met.

2.4.3 Vernal Pools

Impacts to vernal pools and their watersheds in naturally occurring complexes and wetlands shall be avoided to the maximum extent practicable.

Discussion: Based on surveys conducted between 2014 and 2016, PV1, PV2, and PV3 do not contain vernal pools.

Findings: This criterion is not applicable to development of PV1, PV2, and PV3 because these areas do not contain vernal pools.

2.4.4 Grading Limitations for Specific Species

The following limitations shall apply to grading activities in areas where the identified species occur:

a. Coastal cactus wren – No clearing of occupied habitat shall occur between February 15 and August 15.

b. Coastal California gnatcatcher – No clearing of occupied habitat shall occur between March 1 and August 15.

c. Least Bell's vireo – No clearing of occupied habitat shall occur between March 15 and September 15.

d. Southwestern willow flycatcher – No clearing of occupied habitat shall occur between May 1 and September 2.

Discussion: Only one species, coastal California gnatcatcher, listed within this criterion has a potential to nest within PV1, PV2, and PV3. As stated in Section 2.4.2, no clearing, grading, or grubbing activities may occur within habitat identified by a qualified biologist as being occupied by coastal California gnatcatcher during the nesting season for the species (February 15 to August 15, annually). Specific to coastal California gnatcatcher and nesting raptors, construction-related noise levels in coastal California gnatcatcher-occupied habitat within 500 feet of construction activity would not exceed 60 dBA L_{eq} or preconstruction ambient noise levels, whichever is greater. Project construction within 500 feet of occupied habitat will occur outside of the breeding season if possible. If necessary, construction activities during the breeding season would be managed to limit noise levels in occupied habitat within 500 feet of the Proposed Project, or noise attenuation measures, such as temporary sound walls, would be implemented to reduce noise levels below 60 dBA L_{eq} or below existing ambient noise levels, whichever is greater.

Finding: As discussed previously, the Proposed Project would adhere to the mitigation measure that reduces impacts to nesting coastal California gnatcatcher. No other species listed in this criterion have a potential to occur within PV1, PV, or PV3. Therefore, this criterion is met.

2.4.5 Other Species Specific Condition Requirements

As set forth in the terms of the MSCP [County Subarea] Plan and/or Subarea Plan, project applicants shall be required to comply with other applicable species specific conditions set forth in Table 3-5 of the MSCP [County Subarea] Plan as a condition of project approval.

Discussion Specific to PV1, PV2, and PV3: The Proposed Project, which includes PV1, PV2, and PV3, would comply with other applicable species-specific conditions set forth in Table 3-5 of the MSCP Plan as a condition of project approval, as discussed previously in Section 2.2.5.1 (Item 8).

Discussion in the Context of the RMP Preserve: The Development Footprint of PV1, PV2, and PV3 would be consistent with the Otay Ranch RMP Preserve footprint established by the Otay Ranch GDP/SRP and Otay Ranch RMP. Accordingly, PV1, PV2, and PV3 implement the Preserve footprint contemplated by the 11,375-acre Otay Ranch RMP Preserve as depicted in the Otay Ranch RMP. This Preserve footprint, in turn, would be consistent with the hardline Preserve referenced in the MSCP County Subarea Plan Implementing Agreement, which required the County to contribute the 11,375-acre Otay Ranch RMP Preserve as mitigation (USFWS et al. 1998, pp. 29–30). PV1, PV2, and PV3 and their proposed Preserve footprint would be consistent with the Implementing Agreement; therefore, the PV1, PV2, and PV3 Development Footprint does not jeopardize the continued survival of the 85 Covered Species within the dedicated Otay Ranch RMP Preserve. Because the boundaries and total acreage of the MSCP Preserve approved by the Implementing Agreement and the County Subarea Plan (County of San Diego 1997) would not change with development of PV1, PV2, and PV3, the functionality of the existing MSCP Preserve design would be maintained. The Biological Resources Technical Report for the Proposed Project provides additional detail on how the Proposed Project complies with any applicable species-specific conditions forth in Table 3-5 of the MSCP Plan. Examples include not placing development within 4,000 feet of an occupied golden eagle nest, protecting against edge effects, minimizing impacts to sensitive birds during the nesting season, and maintaining wildlife corridors.

Findings: The Proposed Project, which includes PV1, PV2, and PV3 would comply with other applicable species specific conditions set forth in Table 3-5 of the MSCP Plan as a condition of project approval as discussed previously in Section 2.2.5.1 (Item 8) and summarized above. Therefore, this criterion is met.

2.5 Conclusion

This BMO Findings Report focuses specifically on the areas known as PV1, PV2, and PV3 within the Proposed Project. The BMO analysis and findings outline how development proposed for PV1, PV2, and PV3 would conform to the criteria and objectives of the BMO. Although development of these parcels would result in some loss of habitat for sensitive wildlife species and populations of sensitive plant species, development of PV1, PV2, and PV3 would satisfy the criteria as analyzed in the BMO.

The Otay Ranch RMP Preserve boundaries would not be changed by development of PV1, PV2, and PV3, and the functionality of the Otay Ranch RMP Preserve and the existing habitat linkages and corridors would remain intact. It should be noted that the Otay Ranch RMP Preserve is considered a component of the MSCP Preserve. Mitigation for development impacts to PV1, PV2, and PV3, as calculated by the BMO requirements, would result in the conveyance of 228.1 acres of in-kind habitat to the Otay Ranch RMP Preserve. Note that the 228.1 acres of BMO-calculated mitigation for PV1, PV2, and PV3 exceeds the 1.188 Otay Ranch RMP Preserve Conveyance Obligation by approximately 24.6 acres (171.3 acres of impacts mitigated at the 1.188 ratio totals 203.5 acres). The 228.1 acres of required mitigation would be met through the Proposed Project's overall conveyance of 776.8 acres of habitat to the Otay Ranch RMP Preserve and preservation of 72.4 acres of additional habitat designated as Conserved Open Space for a total of 849.2 acres.

Conveyance and preservation of 849.2 acres of land offsets the loss of habitat for sensitive wildlife species and populations of sensitive plant species. Additional mitigation required for impacts to sensitive plants would be provided through on-site preservation or restoration/translocation. The loss of 0.39 acres of unvegetated stream channels would be mitigated at a minimum of 1:1 replacement-to-impact ratio, and the Proposed Project would be required to obtain the required ACOE, RWQCB, and CDFW permits. Therefore, with the implementation of the previously mentioned mitigation, the proposed development within PV1, PV2, and PV3 would be in compliance with the measures set forth in the BMO.

The Development Footprint of PV1, PV2, and PV3 would be consistent with the Otay Ranch RMP Preserve footprint established by the Otay Ranch GDP/SRP and Otay Ranch RMP. Accordingly, PV1, PV2, and PV3 implement the Preserve footprint contemplated by the 11,375-acre Otay Ranch RMP Preserve as depicted in the Otay Ranch RMP. This Preserve footprint, in turn, would be consistent with the hardline Preserve referenced in the County of San Diego MSCP Subarea Plan Implementing Agreement, which required the County to contribute the 11,375-acre Otay Ranch Preserve as mitigation (USFWS et al. 1998, pp. 29–30). Thus, PV1, PV2, and PV3 and their proposed Preserve footprint would be consistent with the Implementing

Agreement; therefore, the PV1, PV2, and PV3 Development Footprint would not jeopardize the continued survival of the 85 Covered Species within the dedicated Otay Ranch RMP Preserve. Because the boundaries and total acreage of the MSCP Preserve designated by the Implementing Agreement and the County Subarea Plan (County of San Diego 1997) would not change with development of PV1, PV2, and PV3, the functionality of the existing MSCP Preserve design would be maintained.

3 GLOSSARY

Proposed Project

The "Proposed Project" reflects the applicant's ownership within Village 14 and Planning Areas 16/19 (1,283.6 acres). Other than off-site impacts described below, the Proposed Project specifically excludes CDFW's ownership in Village 14 and Planning Areas 16/19, which remains designated for development per the County's General Plan and the Otay Ranch GDP/SRP. The underlying County General Plan and Otay Ranch GDP/SRP land uses on CDFW property would remain unchanged. In addition, there is an area of Village 14 commonly known as the Inverted L, which is excluded from the Proposed Project because it is not owned by the applicant, was acquired by the USFWS and Otay Water District for conservation purposes, and is located in the City of Chula Vista.

Project Area

The "Project Area" is the applicant's ownership located within Otay Ranch Village 14 and Planning Areas 16/19, in addition to off-site improvements for infrastructure. The Project Area covers approximately 1,283.6 acres owned by the applicant and approximately 85.4 acres of off-site improvements, for a total of 1,369.0 acres. The 85.4 acres of off-site improvement areas lie within: (1) the City of San Diego MSCP Subarea Plan's Cornerstone Lands (33.7 acres), and is thus within San Diego's ownership and land use jurisdiction; (2) the City of Chula Vista's MSCP Subarea Plan (5.4 acres); (3) CDFW's ownership within Otay Ranch (45.2 acres); (4) County Proctor Valley Road easement (0.3 acres), and (5) private ownership (0.8 acres).

Development Footprint

The "Development Footprint" includes areas where there would be either permanent or temporary ground disturbance. In addition, areas of open space, which would be managed by a homeowners' association (private homeowner's association open space), are included in the Development Footprint. The Development Footprint includes all on-site development, off-site improvements, graded LDA, and impacts resulting from infrastructure and other allowable uses within the Otay Ranch RMP and MSCP Preserve according to Section 1.9.3 of the MSCP County Subarea Plan. The Development Footprint also includes areas of fuel modification.

Otay Ranch RMP Preserve

The Otay Ranch RMP Preserve includes those areas shown as part of the 11,375-acre Preserve in Exhibit 24 of the Otay Ranch RMP, which is also referenced in the County of San Diego MSCP Subarea Plan Implementing Agreement, which defines the County's required contribution to the

MSCP Preserve. The Otay Ranch RMP provides for the conservation and management of the entire 11,375-acre Otay Ranch RMP Preserve. The Implementing Agreement states that the required mitigation for Otay Ranch includes "protection of the areas identified as preserved in the boundaries of the Otay Ranch project including approximately 11,375 acres" of the Otay Ranch RMP Preserve (USFWS et al. 1998). Therefore, the Otay Ranch RMP Preserve is a subset of the MSCP Preserve. The portion of the Proposed Project's land use designated Otay Ranch RMP Preserve is, therefore, referred to as the Otay Ranch RMP Preserve, which includes 270.2 acres in Village 14 and 156.5 acres in Planning Areas 16/19, for a total of 426.7 acres.

Conserved Open Space

Areas of Conserved Open Space would be preserved on site and would be added to the Otay Ranch RMP Preserve, given to the City of San Diego to mitigate for impacts to City of San Diego MSCP Cornerstone Lands, or managed under a separate RMP through the County open space easement. The approximately 72.4 acres of Conserved Open Space within the Project Area is composed of 31.9 acres within the 127.1 acres of LDA land use designation and 3.6 acres within designated development in Planning Areas 16/19 and 36.9 acres of residential land use designation within Village 14. All areas of Conserved Open Space areas are located adjacent to Otay Ranch RMP Preserve. There are 20.1 acres of Conserved Open Space in PV2 and PV3.

Limited Development Areas

LDA is a defined land use designation in the Otay Ranch GDP/SRP which states, "An open space easement would cover the areas designated as 'Limited Development Area'... These areas would be left as natural open space with the exception that roads and utilities are anticipated to cross or lie within these areas... LDAs may be included within private lots but would have the following set of restrictions. Removal of native vegetation would be prohibited except as necessary for construction of roads and utilities. There would be no buildings or other structure, agriculture, landscaping, livestock, grazing, horses, trash disposal or fences allowed within these areas" (City of Chula Vista and County of San Diego 2015a). Fuel modification is allowed in the LDA as "brushing for fire control zones would conform to the local fire district regulations" (City of Chula Vista and County of San Diego 2015a). A total of 127.1 acres of LDA is in Planning Areas 16/19, and there is no LDA in Village 14. Of the 127.1 acres of LDA, 31.9 acres would be designated as Conserved Open Space with an open space easement placed over the land. Since this 31.9 acres would be used for mitigation of project impacts, the easement would exclude the placement of roads and utilities specifically within these areas. A small portion of LDA would be graded for access roads (12.6~~11.8~~ acres). The remaining 82.7~~83.4~~ acres of LDA that would not be impacted by the Proposed Project is termed "non-graded LDA."

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APPENDIX A

Review of Impacts and Mitigation for Variegated Dudleya, Barrel Cactus and San Diego Goldenstar

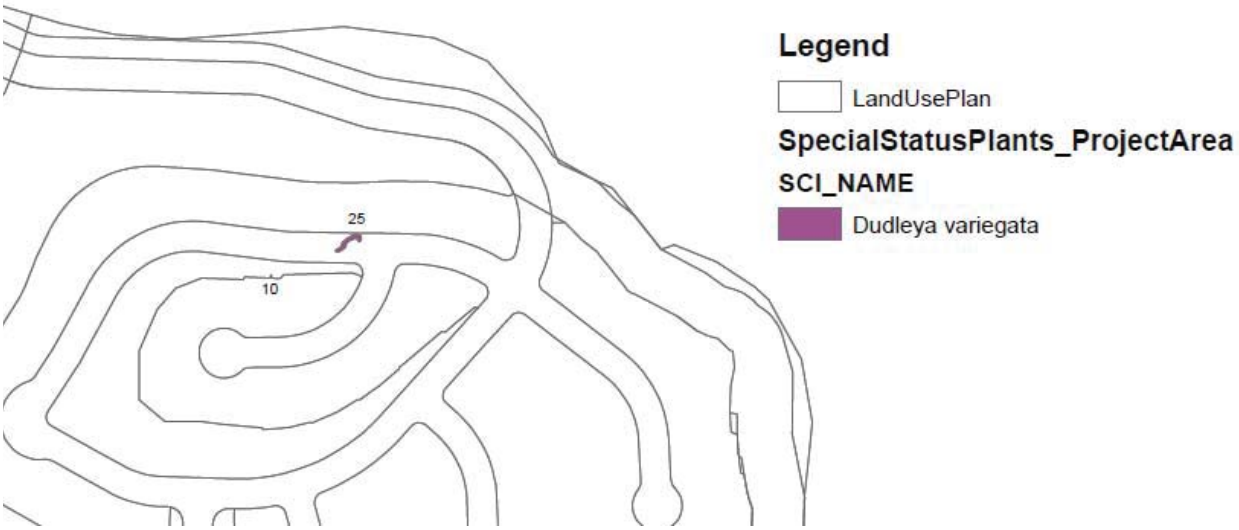
APPENDIX A
Review of Impacts and Mitigation for Variegated Dudleya, San Diego Barrel Cactus and San Diego Goldenstar

The development of PV3, with onsite translocation and mitigation, would not exceed the allowable impacts to one narrow endemic, variegated dudleya (*Dudleya variegata*; County Group A), and two other covered species, San Diego goldenstar (*Bloomeria clevelandii*; County Group A) and San Diego barrel cactus (*Ferocactus viridescens;* County Group B), (see Figure 1) as set forth in Section 86.507 of the Biological Mitigation Ordinance (BMO). Section 86.507 states the following regarding avoidance of sensitive plants:

> Impacts to Narrow Endemic Plant Species Within the MSCP Subarea (Attachment E of Document No. 0769999 on file with the Clerk of the Board), or Sensitive Plant Species, as defined, that meet the criteria in Group A or B shall be avoided to the maximum extent practicable. Where complete avoidance is infeasible, encroachment may be authorized depending on the sensitivity of the individual species and the size of the population except that encroachment shall not exceed 20% of the population on-site. Where impacts are allowed, in-kind preservation shall be required at a 1:1 to 3:1 ratio depending on the sensitivity of the species and population size, as determined in a biological analysis approved by the Director.

Two small populations of variegated dudleya were observed within PV3: 25 plants were observed within one population, and 10 plants were observed in the other (Exhibit A). All 35 individuals would be impacted by development within PV3.

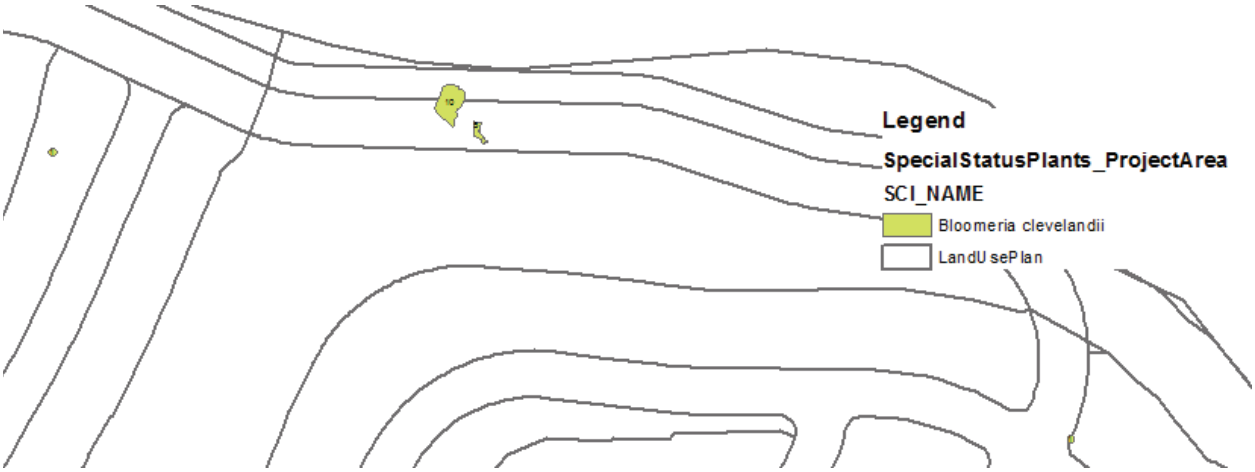
Exhibit A: Variegated Dudleya Locations within PV3



APPENDIX A (Continued)

Four populations of San Diego goldenstar, which total 17 plants, would be impacted by the development of PV3 (Exhibit B). Compared to the rest of the Project Area, these populations are small and isolated from larger populations. This species is found throughout the overall Project Area in large quantities. Specifically, conveyance to the Otay Ranch RMP Preserve would preserve 2,902 individuals of the species, and an additional 688 individuals would be preserved through Conserved Open Space. Another 577 individuals within non-graded LDA would not be impacted by the Proposed Project.

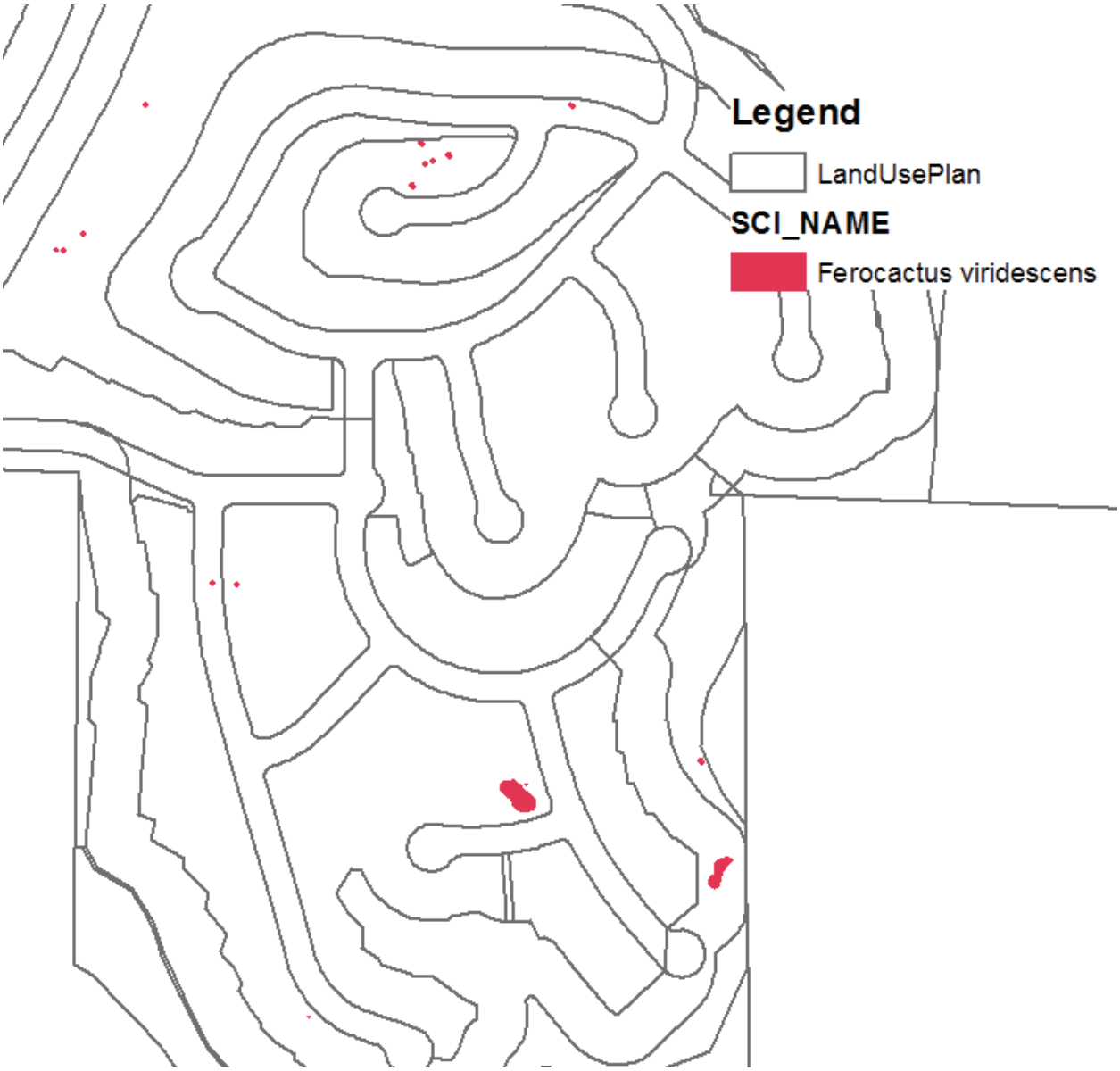
Exhibit B: San Diego Goldenstar Locations within PV3



APPENDIX A (Continued)

A total of 36 San Diego barrel cactus individuals would be impacted by development in PV3. Barrel cactus populations are scattered throughout PV3 in small populations (Exhibit C).

Exhibit C: San Diego Barrel Cactus Locations within PV3



APPENDIX A (Continued)

Redesigning the Development Footprint in order to adhere to the 20% impact restrictionwould result in isolated populations of these sensitive plants. Impacts to variegated dudleya, San Diego goldenstar and San Diego barrel cactus will be minimized through transplantation of individuals from areas that are proposed for development into the Conserved Open Space onsite in PV3. The populations will be transplanted to the Conserved Open Space and has been acceptable mitigation to satisfy the no-net-loss criteria in prior County BMO Findings. Additional plants would be installed at the translocation site to achieve a 3:1 and 2:1 mitigation to impact ratio. Transplanting the existing variegated dudleya, San Diego goldenstar and San Diego barrel cactus populations (35, 17 and 36 individuals respectively) within designated and protected opens space onsite and installing additional plants at this same location, would create onsite, protected populations of 105 variegated dudleya, 51 San Diego goldenstar and 70 barrel cactus.

Based on a review of site conditions, including vegetation communities, soil types, slope and aspect, the Conserved Open Space within PV3 appears have suitable locations for establishing each of these species. The Conserved Open Space within PV3 contains similar soil conditions and vegetation communities to the location where this species occurs within the Development Footprint of PV3. Critical to determining the suitability of a site is acknowledging that soils are a key feature of their habitat and that the receptor site would need to be modified to create appropriate soil conditions for survival and establishment of these species. Therefore, incorporating soil salvage and placement is imperative. Translocation of variegated dudleya and San Diego goldenstar would require soil block salvage and placement into the area of Conserved Open Space. Translocation of barrel cactus would require salvaging and planting cacti plants in suitable soils and habitat. Specific translocation sites within the PV3 Conserved Open Space will be determined based on field surveys. The Otay Ranch PEIR states that translocation is a required component of mitigation for sensitive plant species and specifically variegated dudleya (see Table 3.3-11 of the PEIR). In addition, the Phase II RMP states the following regarding variegated dudleya; “The project preserves 75% of this species on site, including representative populations from each of the three large parcels that comprise the Otay Ranch. In addition, all impacted plants are to be transplanted to appropriate habitat and clay soils within the same parcel. The Otay Ranch PEIR concluded that impacts to this species have been reduced to below a level of significance”.

The translocation effort would help meet the Otay Ranch RMP and MSCP Table 3-5 goals for these species and would not result in a greater than 20% loss of the variegated dudleya, San Diego goldenstar and barrel cactus within PV3. While there will be some loss of sensitive habitat associated with development of PV3, that loss has been limited and therefore meets the standards set forth in the BMO and appropriate mitigation measures have been included in the Proposed Project. The translocation mitigation would, in fact, contribute more to the preserved populations of these species than avoidance. Assuming an 80% survival rate, the variegated dudleya population in PV3 would increase from 35 to 84 plants, San Diego goldenstar would increase

from 17 to 41 plants and San Diego barrel cactus would increase from 36 to 56 plants. Since the mitigation for variegated dudleya, San Diego goldenstar and San Diego barrel cactus would ensure no-net-loss of the populations within PV3, and would result in a new population being introduced to the Otay Ranch RMP/MSCP Preserve, the development of PV3 meets the requirements set forth in the BMO.

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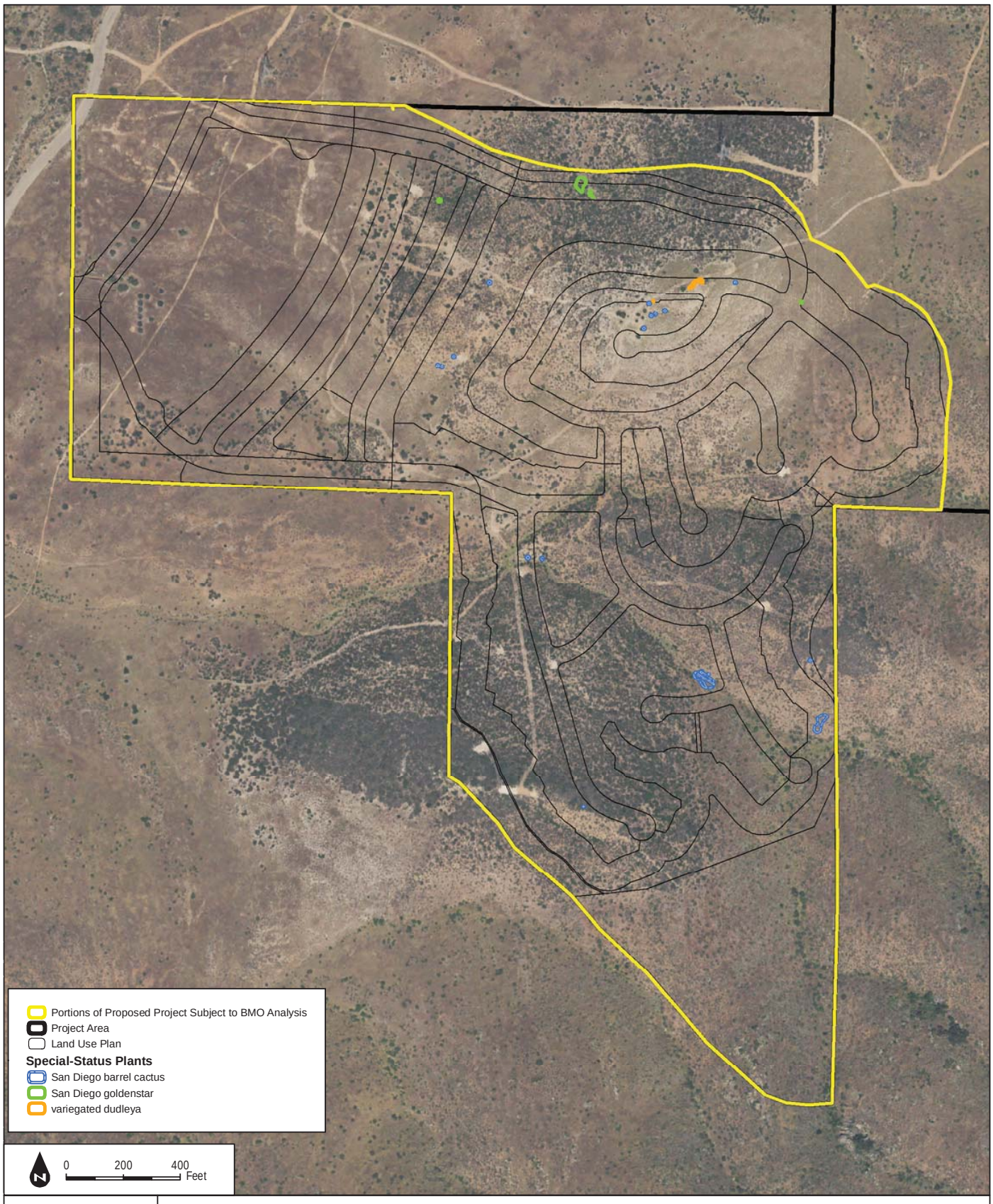

SOURCE: NAIP 2016; Hunsaker 2017

DUDEK

FIGURE 1

Special-Status Plant Occurrences

Otay Ranch Village 14 and Planning Areas 16/19

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Attachment N –

MITIGATION AND MONITORING REPORTING PROGRAM

FINAL

Otay Ranch Village 14 and Planning Areas 16/19
Environmental Impact Report
Mitigation Monitoring and Reporting Program

Prepared for:

County of San Diego
5510 Overland Avenue
San Diego, California 92123
Contact: Greg Mattson

SEPTEMBER 2018

Printed on 30% post-consumer recycled material.

MITIGATION MONITORING AND REPORTING PROGRAM

California Public Resources Code Section 21081.6 requires that, upon certification of an EIR, "the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation."

This chapter contains the mitigation monitoring and reporting program (MMRP) for the Otay Ranch Village 14 and Planning Area 16/19 Project (Project or Proposed Project). This MMRP has been developed in compliance with Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The mitigation measures in the table are coded by alphanumeric identification consistent with the EIR. The following items are identified for each mitigation measure:

- **Mitigation Monitoring.** This section of the MMRP lists the stage of the proposed project during which the mitigation measure would be implemented and indicates who is responsible for implementing the mitigation measure (i.e., the "implementing party"). It also lists the agency that is responsible for ensuring that the mitigation measure is implemented and that it is implemented properly.
- **Reporting.** This section of the MMRP provides a location for the implementing party and/or enforcing agency to make notes and to record their initials and the compliance date for each mitigation measure.

In addition, as required by mitigation measures in the Final EIR, project design features (PDFs) are required to be implemented. These PDFs are similarly coded by alphanumeric identification consistent with the EIR and list the stage of the Proposed Project during which the PDF would be implemented, the implementing party and the reporting.

The County of San Diego (County) must adopt this MMRP, or an equally effective program, if it approves the Proposed Project with the mitigation measures that were adopted or made conditions of project approval.

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Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
Aesthetics						
M-AE-1 Stationary construction sites, staging, and storage areas within the Project Area shall be visually screened using temporary screening fencing. Fencing shall be of an appropriate design and color for each specific location to minimize the visibility of stationary construction sites, staging, and storage areas from off-site residential viewing locations.	1. The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase.	1. The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.	County of San Diego			
M-AE-2 The applicant, or its designee, shall prepare a Landscape Master Plan. The Landscape Master Plan shall demonstrate compliance with Otay Ranch General Development Plan/Otay Subregional Plan policies pertaining to the use of landscape materials that are complementary to the existing natural setting and that reflect the natural environment. The Landscape Master Plan shall also demonstrate compliance with San Diego County General Plan Conservation and Open Space Element policies pertaining to the minimization of visual impacts through implementation and use of appropriate scale, materials, and design to complement the surrounding natural landscape. In addition, the Landscape Master Plan shall be consistent and in compliance with the Fire Protection Plan, the Preserve Edge Plan, the Water Conservation Plan, and the design guidelines specified in the Specific Plan. The Landscape Master Plan shall identify phasing of the Proposed Project and shall be consistent with the phasing plan included in the Specific Plan. The Landscape Master Plan shall be approved by the Director of Planning & Development Services (or his/her designee) prior to the issuance of grading permits.	(1) Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved. (2) Prior to approval of any landscape plan and the issuance of any building permit, the trees planting requirements shall identify the quantity and location of trees per the approved Master Landscape Plan for all of the development phases. Prior to each phased landscape plan approval the County shall verify the number of trees to be planted for that phase. (3) Prior to the approval of each final map and prior to the approval of any plan and issuance of any permit. (4) Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed for each development phase.	1. The *[PDS, LA] and [DPR, TC, PP]* shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 2. The [*PDS, BPPR*] shall make sure that the design measures are identified on all building plans for the project. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition. 3. The [*PDS, LA*] and [*DPR, TC, PP*] shall review the Landscape Plan(s) for that phase for compliance with Measures 4a and 6a of this condition. The [*PDS, BPPR*] shall verify that the Building Plans comply with Measures 3a and 9a of this condition. The [*PDS, BI*] shall inspect the site for compliance with Measure 5a this condition. 4. The *[PDS, LA*] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the *[PDS, PCC] [DPR, TC, PP]* of compliance with the approved Landscape Documentation Package.	County Of San Diego			
Agricultural Resources						
M-AG-1 As required by the Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/SRP), an Agricultural Plan shall be prepared by the Proposed Project applicant, or its designee, prior to approval of any Specific Plan affecting on-site agricultural resources and will be required for each	Prior to approval of the Specific Plan	Project Applicant shall submit Agricultural Plan to the County of San Diego for review.	County of San Diego			

Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
subsequent development proposal (i.e., villages, Town Center, the Eastern Town Center, the University, and Rural Estate Planned Community). The Agricultural Plan shall indicate the type of agricultural activity allowed as an interim use. Specifications shall include buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents, and chemicals that may accompany agricultural activities and operations. Adequate buffering shall be provided between the proposed development area and the interim agriculture use. Buffering measures may include the following: (1) a 200-foot distance between property boundaries and agricultural operations; (2) if permitted interim agricultural uses require the use of pesticide, then commercially reasonable limits shall be placed on the time of day, the type of pesticide application, and the appropriate weather conditions under which such application may occur; (3) use of vegetation along the field edges adjacent to development that can be used for shielding (i.e., corn); and (4) notification of adjacent property owners of potential pesticide applications and use of fencing. The County of San Diego department with jurisdiction over these areas shall review the Agricultural Plan to verify that proposed guidelines are adequate to prevent impacts associated with incompatible land uses from occurring.						
Air Quality						
M-AQ-1 Tier 4 Final Rock Crushing Equipment. Diesel-powered generators (engines greater than 750 horsepower) used for rock-crushing operations shall be equipped with Tier 4 Final engines.	(1) Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits.	(1) The [*DPW, PDCI*] shall make sure that the construction contractor complies with this measure. The [*DPW, PDCI*] shall contact the *[PDS, PCC*] if the applicant fails or its designee fails to comply with this measure.	County of San Diego			
M-AQ-2 Blasting and Rock Crushing Notification. Prior to construction activities, the applicant or its designee shall employ a construction relations officer who shall address community concerns regarding on-site construction activity. The applicant shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer, who shall document complaints and concerns regarding on-site construction activity. The sign shall be placed in easily accessible locations along Proctor Valley Road and noted on grading and improvement plans.	(1) Prior to issuance of the any grading or improvement permits and throughout the duration of the grading and construction.	(1) The [*DPW, PDCI*] shall make sure the contractor complies with the requirements of this measure and shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this measure.	County of San Diego			

Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
M-AQ-3 Blasting and Rock Crushing Dust Controls. The following provisions shall be implemented to reduce emissions associated with blasting and rock crushing activities: a. During blasting activities, the construction contractor shall implement all feasible engineering controls to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains, or wet blasting. Watering methods, such as water sprays and water applications, also shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions. b. During rock-crushing transfer and conveyance activities, material shall be watered prior to entering the crusher. Crushing activities shall not exceed an opacity limit of 20% (or Number 1 on the Ringelmann Chart) as averaged over 3 minutes in any period of 60 consecutive minutes, in accordance with San Diego Air Pollution Control District (SDAPCD) Rule 50, Visible Emissions. A qualified opacity observer shall monitor opacity from crushing activities once every 30 days while crushers are employed on site to ensure compliance with SDAPCD Rule 50. Water sprayers, conveyor belt enclosures, or other mechanisms shall be employed to reduce fugitive dust generated during transfer and conveyance of crush material.	(1) The following actions shall occur throughout the duration of construction.	(1) The [*DPW, PDCI*] shall make sure that the grading contractor complies with this measure. The [*DPW, PDCI*] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this measure.	County of San Diego			
M-AQ-4 Tier 4 Interim Construction Equipment. Prior to the commencement of any construction activities, the applicant or its designee shall provide evidence to the County of San Diego (County) that, for off-road equipment with engines rated at 75 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted by the County in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.[1] Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.	(1) The following actions shall occur throughout the duration of construction.	(1) The [*DPW, PDCI*] shall make sure that the construction contractor complies with this measure. The [*DPW, PDCI*] shall contact the *[PDS, PCC*] if the applicant fails or its designee fails to comply with this measure.	County of San Diego			

[1] For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards.

Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
M-AQ-5 Construction Equipment Maintenance. The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained in accordance with manufacturer's specifications before and for the duration of on-site operation.	(1) The following actions shall occur throughout the duration of construction.	(1) The [*DPW, PDCI*] shall make sure that the construction contractor complies with this measure. The [*DPW, PDCI*] shall contact the *[PDS, PCC*] if the applicant fails or its designee fails to comply with this measure.	County of San Diego			
M-AQ-6 Use of Electrical-Powered Equipment. Electrical hookups shall be provided on site for hand tools such as saws, drills, and compressors used for building construction to reduce the need for electric generators and other fuel-powered equipment. The use of electrical construction equipment shall be employed, where feasible.	(1) The following actions shall occur throughout the duration of construction.	(1) The [*DPW, PDCI*] shall make sure that the construction contractor complies with this measure. The [*DPW, PDCI*] shall contact the *[PDS, PCC*] if the applicant fails or its designee fails to comply with this measure.	County of San Diego			
M-AQ-7 Best Available Control Technology. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.	(1) The following actions shall occur throughout the duration of construction.	(1) The [*DPW, PDCI*] shall make sure that the construction contractor complies with this measure. The [*DPW, PDCI*] shall contact the *[PDS, PCC*] if the applicant fails or its designee fails to comply with this measure.	County of San Diego			

Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
M-AQ-8 Haul Trucks. Haul truck staging areas shall be provided for loading and unloading soil and materials, and shall be located away from sensitive receptors at the furthest feasible distance.	(1) Prior to recordation of the Final Map for any phase, a HRP shall be prepared and approved.	(1) The [*PDS, LDR*] shall review the HRP for compliance with this measure.	County of San Diego			
M-AQ-9 Facilitate Use of Electrical Lawn and Garden Equipment. Prior to the issuance of residential building permits, the applicant or its designee shall provide evidence to the County of San Diego that building design plans require that residential structures be equipped with outdoor/exterior electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.	Prior to issuance of Building Permits	Project Applicant shall submit Building Plans to the County of San Diego for review and approval.	County of San Diego			
M-AQ-10 Low-VOC/Green Cleaning Product Educational Program. Prior to the occupancy of any on-site development, the applicant or its designee shall provide evidence to the County of San Diego that the applicant/phase developer has developed a "Green Cleaning Product and Paint" education program to be made available at rental offices, leasing spaces, and/or on websites.	Prior to the issuance of Certificates of Occupancy	Project Applicant or its designee shall submit a Green Cleaning Product and Paint education program to the County of San Diego for review and approval.	County of San Diego			
Biological Resources						
M-BI-1 Biological Monitoring. To prevent disturbance to areas outside the limits of grading, all grading shall be monitored by a biologist. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits for any areas adjacent to the Otay Ranch Resource Management Plan (RMP) Preserve and the off-site areas, the Proposed Project applicant or its designee shall provide written confirmation that a biological monitor approved by the County of San Diego has been retained and shall be present during clearing, grubbing, and/or grading activities within sensitive resources. Biological monitoring shall include the following: a. Attend the preconstruction meeting with the contractor and other key construction personnel prior to clearing, grubbing, or grading to reduce conflict between the timing and location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds). b. Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas prior to clearing, grubbing, or grading. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas. c. Discuss procedures/training for minimizing harm to or harassment of wildlife encountered during construction with the contractor and other key construction personnel prior to clearing, grubbing, or grading. d. Supervise and monitor vegetation clearing, grubbing, and grading to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved.	(1) Prior to approval or issuance of any grading permit for each phase, and prior to any grading, clearing, or other disturbance, the requirement shall be completed for phase under construction.. (2) Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed for the phase under construction.	(1) The [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds. (2) The [*DPW, PDCI*] shall invite the [*PDS, PCC*] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [*PDS, PCC*] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist. (3) The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond	County of San Diego			

Table 1
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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
e. Flush species (i.e., avian or other mobile species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities. f. Verify that the construction site is implementing the stormwater pollution prevention plan (SWPPP) best management practices. The SWPPP is described in further detail in M-BI-14. g. Periodically monitor the construction site in accordance with the Proposed Project's fugitive dust control plan. Periodically monitor the construction site to see that dust is minimized according to the fugitive dust control plan and that manufactured slopes are revegetated as soon as possible. h. Periodically monitor the construction site to verify that artificial security light fixtures are directed away from open space and are shielded. i. Oversee the construction site so that cover and/or escape routes for wildlife from excavated areas are provided on a daily basis. All steep trenches, holes, and excavations during construction shall be covered at night with backfill, plywood, metal plates, or other means, and the edges covered with soils and plastic sheeting such that small wildlife cannot access them. Soil piles shall be covered at night to prevent wildlife from burrowing in. The edges of the sheeting shall be weighed down by sandbags. These areas may also be fenced to prevent wildlife from gaining access. Exposed trenches, holes, and excavations shall be inspected twice daily (i.e., each morning and prior to sealing the exposed area) by a qualified biologist to monitor for wildlife entrapment. Excavations shall provide an earthen ramp to allow for a wildlife escape route.	(3) The following actions shall occur throughout the duration of the grading construction; if this project includes more than one Final Map, each shall have separate monitoring contracts and documentation. Upon completion of all grading activities, and prior to Rough Grading Final Inspection, (Grading Ordinance SEC 87.421.a.2), the final report shall be completed. (4) Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the final report shall be completed for each grading phase.	cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The [DPW, PDCI] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Biologist or applicant or its designee fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this measure. (4) The [*PDS, PCC*] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed and accepted by PDS. Upon approval of the report, the PDS shall inform the Department of Public Works (DPW) that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then PDS shall inform DPW to release the bond back to the applicant or its designee.				
M-BI-2 Temporary Construction Fencing. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, the Proposed Project applicant or its designee shall install prominently colored fencing and signage wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to the Preserve and for all off-site facilities constructed within the Preserve. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence to the satisfaction of the Director of Planning & Development Services (or his/her designee) and the Director of Parks and Recreation that work was conducted as authorized under the approved land development permit and associated plans.	(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. (2) Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing for the phase under construction.	(1) The [PDS, PPD] shall review the signed and stamped statement for compliance this condition. (2) The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant or its designee.	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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M-BI-3 Habitat Conveyance and Preservation. Prior to the approval of the first Final Map for the Proposed Project, the Proposed Project applicant or its designee shall coordinate with the County of San Diego (County) to establish and/or annex the Project Area into a County-administered Community Facilities District to fund the ongoing management and maintenance of the Otay Ranch Resource Management Plan (RMP) Preserve. Prior to the recordation of the first Final Map within each Tentative Map, the Proposed Project applicant shall convey land within the Otay Ranch RMP Preserve to the Otay Ranch Preserve Owner/Manager or its designee at 1.188 acres for each "developable acre" impacted, as defined by the Otay Ranch RMP. Based on the analysis in the Draft EIR, it is anticipated that the Proposed Project would convey a total of 776.8 acres, 426.7 acres of which is anticipated to be conveyed within Village 14 and Planning Areas 16/19. The actual conveyance will be based on the 1.188 mitigation ratio as determined at Final Map. The remaining acres of required conveyance would be met through off-site acquisitions within the Otay Ranch RMP, which would then be conveyed to the Otay Ranch RMP Preserve. In addition, the BMO analysis determined mitigation requirements for areas subject to the BMO (PV1, PV2, and PV3) are more stringent for certain types of habitat than the Otay Ranch RMP Preserve Conveyance Obligation. Accordingly, the BMO analysis identified an additional 24.6 acres of mitigation, beyond the 203.5 acres required by the Otay Ranch RMP Preserve Conveyance Obligation, for impacts in PV1, PV2, and PV3, for a total of 228.1 acres. The mitigation provided for impacts to PV1, PV2, and PV3 would be like-kind or up-tiered habitat.	(1) Prior to the approval of the first Final Map associated with any development phase of the project. (2) Prior to recordation of each Final Map, the Applicant or its designee shall convey fee title to land within the Otay Ranch Preserve to the Otay Ranch POM or its designee at a ratio of 1.188 acres for each acre of development area, as defined in the Otay Ranch Resource Management Plan. Access to the conveyed property for maintenance purposes shall also be provided to the satisfaction of the POM. The additional BMO mitigation above the conveyance requirement shall occur prior to approval of the first Final Map in PV1 or PV2, (Central Village 14), or PV3 (South Village 14), respectively. The approved associated funding or funding mechanism shall be established prior to first grading permit. (3) Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the final report shall be completed for each grading phase.	(1) The [DPR, PDS, DGS] shall review the CFD documentation for conformance with this condition. Upon recordation of each final map, and submittal of the required Otay Ranch RMP Preserve conveyance documents, [DPR, PDS] shall forward a copy of the recorded documents to [PDS, DPR, PCC] for satisfaction of the condition. (2) For recordation on the map, [PDS, LDR] shall route each Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] and POM/DPR of the RMP Preserve shall preapprove the estimated location, and funding of the Otay Ranch RMP Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance, [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition. (3) The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed and accepted by PDS. Upon approval of the report, the PDS shall inform the Department of Public Works (DPW) that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then PDS shall inform DPW to release the bond back to the applicant or its designee.	County of San Diego Otay Ranch Preserve Owner/Manager (POM)			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
M-BI-4 Biological Open Space Easement. Areas of Conserved Open Space shall be preserved on site and shall either be added to the Otay Ranch Resource Management Plan (RMP) Preserve (see M-BI-3), given to the City of San Diego to mitigate for impacts to Cornerstone Lands, or managed under a County of San Diego (County) approved RMP through the County biological open space easement to satisfy the additional mitigation requirements as a result of the BMO analysis. This easement shall be for the protection of biological resources, and all of the following shall be prohibited on any portion of the land subject to said easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building or structure; vehicular activities; dumping trash; or using the area for any purpose other than as open space. Granting this biological open space easement shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation. The only exceptions to this prohibition are the following: 1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. Although clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the fire authority having jurisdiction, and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto. 2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Department of Planning & Development Services. 3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego Department of Environmental Health. 4. Construction, use, and maintenance of multi-use, non-motorized trails. The applicant shall show the on-site biological open space easement on the Final Map and biological open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review, then submit them for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents. If areas of Conserved Open Space are managed through the County to provide for the long-term management of the proposed Conserved Open Space, an RMP shall be prepared and implemented prior to the approval of the Final Map. The RMP shall be submitted to the County and agencies for approval as required. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of Department of Planning & Development Services, and, in cases where the Director of the Department of Parks and Recreation has agreed to be the owner/manager, to the satisfaction of the Director of the Department of Parks and Recreation. 1. The RMP shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. 2. The biological open space easements shall be dedicated to ensure that the land is protected in perpetuity. 3. A resource manager shall be selected and evidence provided by the applicant as to the acceptance of this responsibility by the proposed resource manager, 4. The RMP funding costs, including a PAR (Property Assessment Record) or other equally adequate forecast, shall be identified. The funding mechanism (endowment or other equally adequate mechanism) to fund annual costs for the RMP and the holder of the security shall be identified and approved by the County.	(1) Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Otay Ranch Village 14 and PA 16/19 Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the biological open space easements to the County, or habitat conveyance to the Otay Ranch Preserve Operator Manager (POM) or City of San Diego shall be executed and recorded by phase based on the allocated acreages in the table above. (2) Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Otay Ranch Village 14 and PA 16/19 Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the RMP shall be approved by the County and funding established or	(1) For recordation on the map, *[PDS, LDR]* shall route the applicable Final Map to *[PDS, PCC]* for approval prior to map recordation. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition. Route the first Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. (2) The *[PDS, PPD]* shall review the RMP for compliance with the latest version of the County of San Diego Report Format and Content Requirements, Otay Ranch RMP, and this condition.	County of San Diego Otay Ranch Preserve Owner/Manager (POM)			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
5. A contract between the applicant and County shall be executed for the implementation of the RMP. 6. Annual reports shall include an accounting of all required tasks and details of tasks addressed during the reporting period, and an accounting of all expenditures and demonstration that the funding source remains adequate.	evidence provided that it is not required.					
M-BI-5 Permanent Fencing and Signage. To protect the Otay Ranch Resource Management Plan Preserve and areas of Conserved Open Space from entry upon occupancy of any housing units, an open space fence or wall shall be installed along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Proctor Valley Village 14 and Preserve Edge Plan and Proposed Fencing, Preserve Signage, and Fuel Modification Zones. The barrier shall be a minimum construction of vertical metal fencing, but may be other suitable construction material, as approved by Department of Planning & Development Services and the Director of Parks and Recreation. To protect the Preserve from entry, informational signs shall be installed, where appropriate, along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Proctor Valley Village 14 and Preserve Edge Plan. The signs must be corrosion resistant, a minimum of 6 inches by 9 inches, on posts not less than 3 feet in height from the ground surface, and state, "Sensitive Environmental Resources Protected by Easement. Entry without express written permission from the County of San Diego is prohibited."	(1) Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the applicant or its designee shall demonstrate that the fencing/wall requirement has been appropriately shown and noted on all plans and maps. (2) Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the applicant or its designee shall demonstrate that the signage requirement has been appropriately shown and noted on all plans and maps. (3) Prior to the occupancy of any structure or use of the premises in reliance of PDS2016-SP-16-002; PDS2016-GPA-16-008; PDS2016-REZ-16-006; PDS2016-TM-5616; PDS2016-ER-16-19-006, and prior to Final Grading Release	(1) The *[PDS, PCC]* shall review the Final Map, grading plans, other plans and maps (as applicable), statement for compliance with this condition, and the Proctor Valley Village 14 and Preserve Edge Plan (Exhibit 16). (2) The *[PDS, PCC]* shall review the Final Map, grading plans, other plans and maps (as applicable), statement for compliance with this condition, and the Proctor Valley Village 14 and Planning Areas 16/19 Preserve Edge Plan (Exhibit 16). (3) The [*PDS, PCC*] shall review the photos and statement for compliance with this condition.	County of San Diego San Diego County Fire Authority (SDCFA)			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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	of each Grading Permit (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed and approved by the Director of PDS. The final grading release requirement may be waived, wholly or in part, at the discretion of the Director of PDS if the applicant or its designee demonstrates that cash or security has been provided for the entire associated installation of fencing and signage.					
M-BI-6 Nesting Bird Survey. To avoid any direct impacts to raptors and/or any migratory birds protected under the Migratory Bird Treaty Act, removal of habitat that supports active nests on the proposed area of disturbance shall occur outside of the nesting season for these species (January 15 through August 15, annually). If, however, removal of habitat on the proposed area of disturbance must occur during the nesting season, the Proposed Project applicant or its designee shall retain a biologist approved by the County of San Diego (County) to conduct a preconstruction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The preconstruction survey must be conducted within 72 hours prior to the start of construction, and the results must be submitted to the Director of Planning & Development Services for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan, as deemed appropriate by the County, shall be prepared and include proposed measures to be implemented to ensure that disturbance of nesting activities are avoided. The report or mitigation plan shall be submitted to the County for review and approval and implemented to the satisfaction of the Director of Planning & Development Services (or her/his designee). The County's mitigation monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.	(1) Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through August 15), concurrence from the County and the Wildlife Agencies must be obtained. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction for the phase under construction.	(1) The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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M-BI-7 San Diego Fairy Shrimp Take Authorization. The Project Applicant shall consult with USFWS to determine if take authorization for impacts to San Diego fairy shrimp suitable habitat is required. If take authorization is required, the Proposed Project applicant shall demonstrate, to the satisfaction of the Director of Planning & Development Services (or his/her designee) and prior to the issuance of the first grading permit that impacts suitable San Diego fairy shrimp habitat, that it has secured from any necessary take authorization from the USFWS. Take authorization may be obtained through the Section 7 Consultation or Section 10 incidental take permit requirements. Preconstruction surveys for San Diego fairy shrimp will be a condition of this Project if required by the USFWS pursuant to the FESA. If required by the USFWS, the surveys shall be performed prior to the commencement of any clearing, grubbing, or grading activities. If required as a permit condition, preconstruction surveys will follow protocols set by the USFWS unless the USFWS authorizes a deviation from those protocols, as permitted under Section IX, subdivision a, of the "Survey Guidelines for the Listed Large Branchiopods," issued by USFWS on May 21, 2015. Note this measure will not apply to off-site areas under the jurisdiction of the City of San Diego or the City of Chula Vista. Take for San Diego fairy shrimp is provided by the City of San Diego's Vernal Pool Habitat Conservation Plan and the City of Chula Vista's Subarea Plan.	(1) Prior to the approval or issuance of the first grading permit required for impacts within the County's jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained or evidence provided that it is not required.	(1) Project Applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.	County of San Diego USFWS			
M-BI-8 Quino Checkerspot Butterfly Take Authorization. The Project Applicant shall consult with USFWS to determine if take authorization is required for impacts to Quino checkerspot butterfly habitat. If take authorization is required, the Proposed Project applicant, or its designee, shall demonstrate, to the satisfaction of the Director of Planning & Development Services (or his/her designee) and prior to the issuance of the first grading permit that impacts suitable Quino checkerspot butterfly habitat, that it has secured from any necessary take authorization. Take authorization may be obtained through the Section 7 Consultation or Section 10 incidental take permit requirements. The Applicant will comply with any and all conditions, including preconstruction surveys, that the USFWS may require for take of Quino checkerspot butterfly pursuant to the FESA. If required as a permit condition, preconstruction survey will be conducted in accordance with USFWS protocols unless the USFWS authorizes a deviation from those protocols. Take may also be obtained through the County of San Diego Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition, if/when approved. If the Quino checkerspot butterfly is included as an addition to the South County MSCP, and the Applicant seeks take under the Quino Addition, the Applicant will comply with any and all conditions required under the County MSCP Subarea Plan Quino Checkerspot Butterfly Addition.	(1) Prior to the approval or issuance of the first grading permit required for impacts within the County's jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained from the respective resource agencies, evidence provided that it is not required, or documentation provided that the project is in compliance with the MSCP County Subarea Plan Quino Addition.	(1) Project Applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.	County of San Diego USFWS			
M-BI-9 Quino Checkerspot Butterfly Habitat Preservation. The Proposed Project shall convey 404.8 acres of potential habitat for Quino checkerspot butterfly. In addition, per M-BI-4, an open space easement shall be placed over 72.4 acres of potential habitat within Conserved Open Space. Therefore, 477.2 acres of potential habitat for Quino checkerspot butterfly shall be conveyed to the Otay Ranch Resource Management Plan Preserve or not be impacted by the Proposed Project. An additional 350.1 acres of conveyance is required for the Proposed Project's impacts and shall be selected to include suitable Quino checkerspot butterfly habitat. For the off-site mitigation parcel(s) to be acceptable as mitigation for sensitive plant and wildlife species, including Quino checkerspot butterfly, vegetation within the off-site parcel must be mapped and the site must have suitable habitat to support Quino checkerspot butterfly per the survey guidelines definition of habitat. Thus, the Proposed Project shall provide mitigation acreage at a ratio in excess of 1:1 (preservation of 1 acre for every 1 acre of impact) and shall adequately mitigate impacts to	(1) The Quino Checkerspot Butterfly Habitat Suitability Report shall be submitted to and receive approval from the appropriate agencies (i.e. County of San Diego and USFWS) prior to recordation or	(1) The *[PDS, PPD]* and the resource agencies shall review and approve the off-site mitigation lands based on the Quino Checkerspot Butterfly Habitat Suitability Report and available data before habitat conveyance and recordation is permitted. Additionally *[PDS, LDR]* shall route the first Final Map to *[PDS, PCC]* for approval prior to recordation of the map. The *[PDS, PCC]* shall preapprove the language and	County of San Diego			

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potential Quino checkerspot butterfly habitat. This mitigation measure also satisfies the mitigation requirements for those portions of the Project Area subject to the Biological Mitigation Ordinance. These areas shall be managed under a Quino Checkerspot Butterfly Management/Enhancement Plan, as discussed further in M-BI-10.	conveyance of off-site mitigation land and prior to approval of the first Final Map and prior to the approval of any plan and issuance of any permit. Prior to the approval of the first Final Map, and prior to the approval of any plan and issuance of any permit, the habitat conveyance to Otay Ranch RMP Preserve and all open space easements shall be executed and recorded	location of the Otay Ranch RMP) Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve and Conserved Open Space. (2) *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition				
M-BI-10 Quino Checkerspot Butterfly Management/ Enhancement Plan. Prior to the issuance of the first grading permit that impacts habitat identified as suitable for Quino checkerspot butterfly, the Proposed Project shall prepare a long-term Quino Checkerspot Butterfly Management/ Enhancement Plan. At a minimum that plan shall include focused surveys within suitable habitat in the Otay Ranch Resource Management Plan Preserve and Conserved Open Space to determine if the species and suitable host plants are present, and determine areas of potential habitat restoration. The plan shall be submitted to and receive approval from the Director of the Department of Planning & Development Services (or her/his designee) and the Director of Parks and Recreation. The Quino Checkerspot Butterfly Management/Enhancement Plan shall either be superseded or unnecessary upon completion and adoption of a future County of San Diego Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition. Adaptive management techniques shall be included in the plan, with contingency methods for changed circumstances. These measures shall ensure that the loss of habitat for the species related to the proposed development are adequately offset by measures that will enhance the potential for Quino checkerspot butterfly to occupy the Preserve, and shall provide data that will help the species recover throughout its range.	(1) Prior to the approval or issuance of any grading permit as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading clearing, or other disturbance, the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be approved by the County *[PDS, PPD]*, the USFWS (if applicable) and the Preserve Owner/ Manager (POM)/DPR of the RMP Preserve. The Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be implemented and funded with perpetual monitoring and management of habitat areas of	(1) The *[PDS, PPD]* shall review the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition BIO#8–SECURED AGREEMENT (QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan. (2) The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by *[PDS, FISCAL]*. Upon acceptance of the Agreement, securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter- acknowledging acceptance of securities.	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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	potential Quino checkerspot butterfly habitat restoration and enhancement in association with each Final Map (BIO#6–QUINO CHECKERSPOT BUTTERFLY HABITAT PRESERVATION). (2) Prior to the approval or issuance of any grading permit, prior to any grading clearing, or other disturbance, and after the approval of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan, the agreement shall be executed and the securities obligation provided for the revegetation implementation associated with each grading phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan.					

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<tr><th rowspan="2">Mitigation Measure</th><th rowspan="2">Monitoring Phase</th><th rowspan="2">Monitoring Method</th><th rowspan="2">Enforcement Agency & Responsible Agency</th><th colspan="3">Verification of Compliance</th></tr>
<tr><th>Initials</th><th>Date</th><th>Remarks</th></tr>
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<td>M-BI-11 Biological Resource Salvage Plan. Mitigation requirements for the Proposed Project's impacts on special-status plants are based on the analysis within Section 2.4.3.1 (BI-5) and the Biological Mitigation Ordinance (BMO) analysis provided in Appendix A of the Biological Resources Technical Report for the Proposed Project. Prior to the issuance of land development permits, including clearing or grubbing and grading permits, for areas with salvageable sensitive biological resources, including San Diego goldenstar, variegated dudleya, San Diego barrel cactus, San Diego marsh-elder, and Robinson's pepper grass (including plant materials and soils/seed bank), the Proposed Project applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan. The Resource Salvage and Restoration Plan shall be prepared by a biologist approved by the City of Chula Vista and County of San Diego (County), to the satisfaction of the Development Services Director (or her/his designee) and in conjunction with the POM. Mitigation ratios for impacts to plant populations subject to the BMO are more robust than those required under the RMP. The mitigation for impacts to species subject to the BMO and the City of Chula Vista and County of San Diego subarea plans shall be provided as follows:
<table>
<tr><th>Species
Scientific Name/
Common Name</th><th>Impacts</th><th>Mitigation Ratio</th><th>Mitigation Provided</th></tr>
<tr><td>San Diego Goldenstar (Bloomeria clevelandii)</td><td>17 individuals</td><td>3:1</td><td>51 individuals</td></tr>
<tr><td>Dudleya variegata
Variegated dudleya</td><td>35 individuals</td><td>3:1</td><td>105 individuals</td></tr>
<tr><td>Ferocactus viridescens
San Diego barrel cactus</td><td>36 individuals</td><td>2:1</td><td>70 individuals (2 individuals are preserved on site)</td></tr>
<tr><td>Iva hayesiana
San Diego marsh-elder</td><td>1,057 individuals</td><td>1:1</td><td>1,057 individuals</td></tr>
<tr><td>Lepidium virginicum var. robinsonii
Robinson's pepper-grass</td><td>112 individuals</td><td>2:1</td><td>218 individuals (6 individuals are preserved on site)</td></tr>
</table>
The Resource Salvage and Restoration Plan will also include compliance with the mitigation standards set forth in the RMP, including those related to restoration and translocation for San Diego goldenstar (translocation 758 of impacted individuals), San Diego marsh-elder in drainages (0.65 acres of impacted at a 2:1 ratio), and San Diego County needle grass (translocation of 93 impacted individuals). The mitigation requirements for variegated dudleya and San Diego barrel cactus are satisfied with the BMO mitigation requirements.

The Resource Salvage and Restoration Plan shall, at a minimum, evaluate options for plant salvage and relocation, including individual plant salvage, native plant mulching, selective soil salvaging, application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch Resource Management Plan Preserve. The Resource Salvage and Restoration Plan shall include incorporation of relocation and restoration efforts for San Diego goldenstar, San Diego County needle grass, variegated dudleya and San Diego barrel cactus, and include San Diego marsh-elder, and Robinson's pepper-grass within restoration areas associated with M-BI-12 or other suitable sites within the Otay Ranch RMP Preserve. Relocation efforts may include seed collection and/or transplantation to a suitable receptor site, and shall be based on the most reliable methods of successful relocation. The program shall also include a recommendation for method of salvage and relocation/application based on feasibility of</td>
<td>(1) Prior to the approval or issuance of any grading permit associated with the Village 14 South Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage and Restoration Plan shall be approved and fully funded.
(2) Prior to the approval or issuance of any grading permit associated with the Village 14 South Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, and after the approval of the Biological Resource Salvage and Restoration Plan, the agreement shall be executed and the securities provided for the Biological Resource Salvage and Restoration Plan implementation.
(3) Prior to the approval or issuance of any grading permit associated with the Village 14 Central Phase as shown on</td>
<td>(1) The [PDS, LA] shall review the Biological Resource Salvage and Restoration Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition BIO#18–SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan.
(2) The [PDS, LA] shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Biological Resource Salvage and Restoration Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter-acknowledging acceptance of securities.
(3) The [PDS, LA] and the POM/DPR of the RMP Preserve shall review the Biological Resource Salvage and Restoration Plan for conformance with this condition. Upon approval of the Plan by the POM/DPR of the RMP Preserve, the Applicant or its designee will provide the Plan to PDS for review and provide evidence of full funding for this condition. The PDS shall review and issue a Director's Decision of approval after the plan has been approved and funding provided.</td>
<td>County of San Diego</td>
<td></td>
<td></td>
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</table>

Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
implementation and likelihood of success. The program shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, success criteria, and any relevant contingency measures to ensure that no-net-loss is achieved. The program shall also be subject to the oversight of the Development Services Director (or her/his designee). In addition to relocation of existing populations for variegated dudleya and San Diego barrel cactus, the Biological Resource Salvage and Restoration Plan shall also include additional plantings of these species to achieve a 3:1 and 2:1 mitigation ratio (see the table above). If populations of San Diego marsh-elder, and Robinson's pepper-grass are found within the off-site mitigation, preservation of these populations may be used for mitigation instead of restoration activities. As required per RMP Policy 3.2, the Project Applicant will coordinate with the Otay Ranch POM to meet the restoration requirements for Munz's sage and San Diego viguiera dominated coastal sage scrub.	Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage and Restoration Plan shall be approved and fully funded. (4) Prior to the approval or issuance of any grading permit associated with the Village 14 Central Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, and after the approval of the Biological Resource Salvage and Restoration Plan, the agreement shall be executed and the securities provided for the Biological Resource Salvage and Restoration Plan implementation. (5) Prior to the approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, a Biological Resource Salvage and Restoration Plan shall be submitted and approved by the POM/DPR of the RMP Preserve.					

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M-BI-12 Restoration of Temporary Impacts. The Proposed Project would result in temporary impacts to sensitive upland and jurisdictional aquatic resources along the off-site portions of Proctor Valley Road, as well as temporary impacts associated within on-site road development. Road development within Village 14 would include 3.7 acres of temporary impacts to sensitive resources and 6.6 acres within the Otay Ranch Resource Management Plan (RMP) Preserve. Within Planning Areas 16/19, there would be 3.4 acres of temporary impacts within the Otay Ranch RMP Preserve. Off-site temporary impacts to sensitive resources would total 49.4 acres: 2.4 acres of temporary impacts to City of Chula Vista land, 21.1 acres of temporary impacts to City of San Diego Cornerstone Lands, and 25.9 acres of temporary impacts to California Department of Fish and Wildlife (CDFW)-owned lands. In addition, there would be minor impacts to County of San Diego lands totaling 0.1 acres. Restoration areas may incorporate salvaged materials, such as seed collection and translocation of plant materials, as determined to be appropriate. The Proposed Project biologist shall review the plant materials prior to grading and determine if salvage is warranted. Prior to grading the Proposed Project, a Conceptual Upland and Wetlands Restoration Plan for impacts within County of San Diego shall be submitted to and receive approval from the Director of the Department of Planning & Development Services (or her/his designee) and the Director of Parks and Recreation. Prior to grading, a separate Conceptual Upland and Wetlands Restoration Plan shall also be prepared and submitted to each city's Development Services Director (or her/his designee) and CDFW for their approval. The Conceptual Upland and Wetlands Restoration Plans shall include the following to ensure the establishment of the restoration objectives: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (e.g., species ratios, source, size of container), planting program, 80% relative native cover success criteria, 5-year monitoring plan, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report shall be prepared by a City of Chula Vista–, City of San Diego–, and County of San Diego–approved biologist and a California-licensed landscape architect. The habitat restored pursuant to the plan must be placed within an open space easement dedicated to the appropriate managing entity prior to or immediately following approval of the plan.	(1) Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance. (2) Prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland and Wetlands Restoration Plan, the agreement shall be executed and the securities provided for the revegetation implementation.	(1) The *[PDS, LA]* and Cities of Chula Vista and San Diego shall review the Upland and Wetlands Restoration Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan. (2) The *[PDS, LA]* shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Upland and Wetlands Restoration Plan Final Decision. The *[PDS, LA]* shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by *[PDS, FISCAL].* Upon acceptance of the Agreement, securities and cash deposit, the *[PDS, LA]*, shall provide a confirmation letter-acknowledging acceptance of securities.	County of San Diego City of San Diego City of Chula Vista CDFW			
M-BI-13 Burrowing Owl Preconstruction Survey., including clearing, grubbing, and grading permits, the Proposed Project applicant or its designee shall Prior to issuance of any land development permits retain a County of San Diego (County)-approved biologist to conduct focused preconstruction surveys for burrowing owl. The surveys shall be performed no earlier than seven days prior to the commencement of any clearing, grubbing, or grading activities. If occupied burrows are detected, the County-approved biologist shall prepare a passive relocation mitigation plan subject to review and approval by the Wildlife Agencies (i.e., California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) and the County, including any subsequent burrowing owl relocation plans to avoid impacts from construction-related activities.	(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed and approved for the phase under construction.	(1) The [*DPW, PDCI*] shall not allow any grading, unless a concurrence from the wildlife agencies is received. The [PDS, PCC] shall review the concurrence letter.	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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M-BI-14 SWPPP. Prior to issuance of grading permits in portions of the Development Footprint that are adjacent to the Preserve, the Proposed Project applicant or its designee shall develop a stormwater pollution prevention plan (SWPPP). The SWPPP shall be developed, approved, and implemented during construction to control stormwater runoff such that erosion, sedimentation, pollution, and other adverse effects are minimized. The following performance measures contained in the Proctor Valley Preserve Edge Plan shall be implemented to avoid the release of toxic substances associated with construction runoff: • Sediment shall be retained within the Development Footprint by a system of sediment basins, traps, or other appropriate measures. • Permanent energy dissipaters shall be included for drainage outlets. • The best management practices contained in the SWPPP shall include silt fences, fiber rolls, gravel bags, and soil stabilization measures such as erosion control mats and hydroseeding. The Project Area drainage basins shall be designed to provide effective water quality control measures, as outlined in the SWPPP. Design and operational features of the drainage basins shall include design features to provide maximum infiltration; maximum detention time for settling of fine particles; maximum distance between basin inlets and outlets to reduce velocities; and maintenance schedules for periodic removal of sedimentation, excessive vegetation, and debris.	(1) Prior to the recordation of each Final Map, execution of the agreements and securities shall be completed for any development phase. (2) Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit.	(1) The [*PDS, LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards. (2) The *[PDS, LDR]* shall review the final SWPPP for compliance with the most recent version of the California Stormwater Quality Association's Stormwater BMP Handbook and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement.	County of San Diego			
M-BI-15 Erosion and Runoff Control. During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This shall protect sensitive vegetation from being inundated with sediment-laden runoff. Dewatering shall be conducted in accordance with standard regulations of the Regional Water Quality Control Board (RWQCB). A National Pollutant Discharge Elimination System permit, issued by RWQCB to discharge water from dewatering activities, shall be required prior to start of construction. This shall minimize erosion, siltation, and pollution within sensitive communities. Design of drainage facilities shall incorporate long-term control of pollutants and stormwater flow to minimize pollution and hydrologic changes. An Urban Runoff Plan and operational best management practices shall be approved by the San Diego County Department of Planning & Development Services prior to construction.	(1) Prior to recordation of the Final Map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed for any development phase. (2) The following actions shall occur throughout the duration of the grading construction. Each grading phase shall have separate monitoring contracts and documentation.	(1) The [*PDS, LDR*] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [*DPW, PDCI*] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site. (2) The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The Project Biologist shall assure that a licensed SWPPP Monitor is on-site performing the Monitoring duties of this condition during	County of San Diego			

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Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

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				Initials	*Date*	*Remarks*
		all applicable grading activities and notify [*DPW, PDCI*] of absence or breaches in the requirements as needed. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the Project Biologist or applicant or its designee fails to comply with this condition. The [*PDS, PCC*] shall review and approve the monitoring reports for compliance with this condition.				
M-BI-16 Prevention of Invasive Plant Species. A County of San Diego (County) approved plant list, as described in the Preserve Edge Plan, shall be used for areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat. A hydroseed mix that incorporates native species, is appropriate to the area, and is without invasive species shall be used for slope stabilization in transitional areas. Per the Preserve Edge Plan, only County-approved vegetation shall be planted in streetscapes or within the 100-foot "edge" between development and the Otay Ranch Resource Management Plan Preserve. The Planning & Development Services Landscape Architect shall require that all final landscape plans comply with the following: no invasive plant species as included on the most recent version of the California Invasive Plant Council's California Invasive Plant Inventory for the Proposed Project region shall be included, and the plant palette shall be composed of native species that do not require high irrigation rates. The Proposed Project biologist shall periodically check landscape products for compliance with these requirements.	(1) Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved. (2) Prior to the approval of any grading permit, and prior to any grading clearing, or other disturbance, associated Landscape Plans shall be approved for each grading phase.	(1) The *[PDS, LA] and [DPR, TC, PP]* shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. (2) The [PDS, LA] and the Preserve Owner Manager (POM) of the RMP Preserve shall review the invasive species management for compliance with California Invasive Plant Council, all state and federal laws and regulations under the prescription of a pest control advisor, and this condition.	County of San Diego Otay Ranch POM			
M-BI-17 Prevention of Chemical Pollutants. Weed control treatments shall include all legally permitted chemical, manual, and mechanical methods applied with the authorization of the County of San Diego (County) agriculture commissioner. The application of herbicides shall be in compliance with all state and federal laws and regulations under the prescription of a Pest Control Adviser and implemented by a licensed applicator. Where manual and/or mechanical methods are used, disposal of the plant debris shall follow the regulations set by the County agriculture commissioner. The timing of the weed control treatment shall be determined for each plant species in consultation with the Pest Control Adviser, the County agriculture commissioner, and the California Invasive Plant Council, with the goal of controlling populations before they start producing seeds. A manual weeding program shall be implemented on the manufactured slope adjacent to the Preserve to control weeds that are likely to be encouraged by irrigation within the 100-foot Preserve edge/fuel modification zone. Weed control efforts shall occur quarterly or as needed to prevent weeds on the manufactured slopes from moving into the adjacent Preserve. Either the homeowner's association or County's landscape monitoring firm shall be responsible to check the irrigated slopes during plant establishment to verify that excessive runoff does not occur and that any weed infestations are controlled. During Proposed Project operation, all recreational areas that use chemicals or animal by-products, such as manure, that are potentially toxic or impactive to sensitive habitats or plants shall incorporate best management practices on site to reduce impacts caused by the application and/or drainage of such materials into the Otay Ranch Resource Management Plan Preserve. In addition, use of rodenticides will not be allowed within the 100-foot Preserve edge.	(1) The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings for any development phase. (2) Upon establishment of the use, the conditions of the Preserve Edge Plan shall be complied with for the term of this permit.	(1) The *[DPW, PDCI*] shall make sure that the construction contractor complies with this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition. (2) The *[PDS, PCC]* shall verify that measures have been implemented pursuant to the approved Preserve Edge Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Preserve Edge Plan for compliance with this measure as part of the construction monitoring requirement.	County of San Diego			

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M-BI-18 Noise. Uses in or adjacent to the Otay Ranch Resource Management Plan (RMP) Preserve with impacts that are not reduced through implementation of the Preserve Edge Plan shall be designed to minimize potential noise impacts to surrounding wildlife species by constructing berms or walls adjacent to commercial areas and any other uses, such as community parks, that may introduce noises that could impact or interfere with wildlife use of the Otay Ranch RMP Preserve. Construction-related activities that are excessively noisy (e.g., clearing, grading, grubbing, or blasting) adjacent to breeding/nesting areas shall incorporate noise-reduction measures (described below) or be curtailed during the breeding/nesting season of sensitive bird species. There shall be no construction-related activities allowed during the breeding season of migratory birds or raptors (January 15 through August 31) or coastal California gnatcatcher (February 15 through August 31). The Director of Planning & Development Services may waive this condition, through written concurrence from the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife (i.e., Wildlife Agencies), provided that no nesting or breeding birds are present within 300 feet of the construction activities (500 feet for raptors) based on a preconstruction survey. If construction-related activities that are excessively noisy (e.g., clearing, grading, grubbing, or blasting) occur during the period of February 15 through August 31, a County of San Diego (County)-approved biologist shall conduct preconstruction surveys in suitable nesting habitat adjacent to the construction area to determine the location of any active nests in the area. If the habitat is suitable for raptors, the survey area shall extend to 500 feet from the impact area, and if the habitat is suitable only for nesting by non-listed and non-raptor avifauna, the survey area shall extend 50 to 300 feet from the impact area, depending on the habitat type. The survey shall begin not more than 3 days prior to the beginning of construction activities. If nesting birds are detected by the biologist, the following buffers shall be established: (1) no work within 50 feet of a non-listed and non-raptor avifauna nest; (2) no work within 300 feet of a federally or state-listed species, such as coastal California gnatcatcher; and (3) no work within 500 feet of a raptor nest. The buffer shall be flagged in the field and mapped on the construction plans. To the extent possible, the non-construction buffer zones shall be avoided until the nesting cycle is complete. However, it may be reasonable for the County to reduce these buffer widths depending on site conditions (e.g., the width and type of screening vegetation) or the existing ambient level of activity (e.g., existing level of human activity within the buffer distance). If construction-related activities must take place within these buffer widths, the Proposed Project applicant or its designee shall contact the County to determine how to best minimize impacts to nesting birds. Specific to coastal California gnatcatcher and nesting raptors, construction-related noise levels in coastal California gnatcatcher-occupied habitat within 500 feet of construction activity shall not exceed 60 A-weighted decibels equivalent continuous sound level (dBA Leq) or preconstruction ambient noise levels, whichever is greater. Proposed Project construction within 500 feet of occupied habitat shall occur outside of the breeding season, if possible. If necessary, construction activities during the breeding season shall be managed to limit noise levels in occupied habitat within 500 feet of the site, or noise attenuation measures, such as temporary sound walls, shall be implemented to reduce noise levels below 60 dBA Leq or below existing ambient noise levels, whichever is greater.	(1) Prior to approval of any plan or issuance of any permit, and/or prior to use of the premises in reliance of this permit the Plan shall be approved for any development phase. (2) The Nest Monitoring Logs shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction. Prior to approval of the first Final Map and preconstruction conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. If sound walls or barriers are required, the barrier shall be installed prior to Preconstruction Conference, and prior to any clearing,	(1) The *[PDS, PPD]* shall review the Blasting and Monitoring Plan for compliance with the content guidelines, the Blasting and Monitoring Plan, County Noise Ordinance, and this condition. (2) The [*DPW, PDCI*] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter. If a sound wall or barrier is required, the [*PDS, PCC*] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant or its designee. (3) The [*DPW, PDCI*] shall make sure that the grading contractor complies with this condition. The [*DPW, PDCI*] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee or its designee fails to comply with this condition. (4) The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition. (5) The [*DPW, PDCI*] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this condition.	County of San Diego			

Table 1
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	grubbing, trenching, grading, or any land disturbances, and shall remain for the duration of the potential noise impact. (3) The following actions shall occur throughout the duration of construction for any development phase. (4) The following actions shall occur throughout the duration of the grading construction for each development phase. (5) The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase.					
M-BI-19 Fire Protection. To minimize the potential exposure of the Project Area to fire hazards, all features of the Fire Protection Plan for Otay Ranch Village 14 and Planning Areas 16/19 shall be implemented in conjunction with development of the Proposed Project.	(1) Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the property shall enter into a fire and emergency services agreement with the SDCFA in accordance with the above documentation. (2) Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded for each phase in which the	(1) The County Fire Marshal shall review the submitted documentation. If, upon review, PDS determines the documentation demonstrates conformance with this condition, the PDS shall approve the documentation and deem the condition satisfied. (2) The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[PDS, PCC]* for pre-approval. The *[PDS, PCC]* shall pre-approve the language and estimated location of the easements before they are released to the applicant or its designee for signature and subsequent recordation. Upon Recordation of the easements *[DGS, Real Property Division]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition. (3) The [*PDS, PCC*] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan.	County of San Diego SDCFA			

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	LBZ is located. (3) Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit.	The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements. (4) The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the Fire Protection Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. The San Diego Fire Authority shall be responsible for the long-term implementation and acceptance of the third-party annual fire maintenance report for the fuel modification zones and limited building zones. During construction, the Project Biologist shall review fire protection measures for compliance with this measure as part of the construction monitoring requirement.				
M-BI-20 Lighting. Lighting of all developed areas adjacent to the Otay Ranch Resource Management Plan Preserve shall be directed away from the Preserve, wherever feasible and consistent with public safety. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the Preserve and sensitive species from night lighting. Consideration shall be given to the use of low-pressure sodium lighting	(1) The Lighting Plan(s) shall be approved concurrent with any improvement plans adjacent to the RMP Preserve Edge.	(1) The County inspector shall review the Lighting Plan for compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit.	County of San Diego			
M-BI-21 Federal and State Agency Permits. Prior to impacts occurring to U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) (collectively, the Resource Agencies) jurisdictional aquatic resources, the Proposed Project applicant or its designee shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and CDFW Fish and Game Code 1600 Streambed Alteration Agreement. The overall ratio of wetland/riparian habitat mitigation shall be 3:1. Impacts shall be mitigated at a 1:1 impact-to-creation ratio by either the creation, or purchase of credits for the creation, of jurisdictional habitat of similar functions and values. An addition 2:1 enhancement-to-impact ratio shall be required to meet the overall 3:1 impact-to-mitigation ratio for impacts to wetlands/riparian habitat. Impacts to unvegetated and ephemeral stream channels shall occur at a 1:1 impact-to-creation ratio. A suitable mitigation site shall be selected and approved by the Resource Agencies during the permitting process. If mitigation is proposed to occur within the Project Area or within the additional off-site areas needed for conveyance, then a Wetlands Mitigation and Monitoring Plan shall be prepared. Prior to issuance of land development permits, including clearing, grubbing, and grading permits for activities that would impact jurisdictional aquatic resources, the Proposed Project applicant shall prepare a Wetlands Mitigation and Monitoring Plan to the satisfaction of the Director of Planning & Development Services (or his/her designee), the Director of Parks and Recreation, ACOE, RWQCB, and CDFW. The Conceptual Wetlands Mitigation and Monitoring Plan shall, at a minimum, prescribe site preparation, planting, irrigation, and a 5-year maintenance and monitoring program with qualitative and quantitative evaluation of the revegetation effort and specific criteria to determine successful revegetation.	(1) Consultation and permits must be obtained prior to the approval or issuance of the first grading permit, and prior to any grading, clearing, or other disturbance which may impact jurisdictional resources. Phasing of wetland permits may be permissible at the discretion of the respective resource agencies (i.e. ACOE, RWQCB, and CDFW) with written consent.	(1) The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.	County of San Diego USACOE RWQCB CDFW			

Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
Cultural Resources						
M-CR-1 Temporary Fencing - To prevent inadvertent disturbance of archaeological sites within the avoidance areas (open space), temporary fencing shall be installed where resources are located within 50 feet of the ADI. The temporary fencing shall include the following requirements: 1. Prior to the commencement of any grading and/or clearing in association with the grading and/or improvement plan, temporary orange construction fencing shall be placed to protect archaeological sites from inadvertent disturbance within the avoidance areas (open space) and the unimpacted portions of sites outside of the ADI during earth-disturbing activities. Temporary fencing shall be installed prior to the pre-construction meeting and any clearing, grubbing, trenching, grading, or land disturbances; remain for the duration of earth-disturbing activities; and include the following: • Temporary fencing is required in all locations of the Proposed Project where proposed grading or clearing is within 50 feet of any archaeological site within avoidance areas (open space) or the unaffected portions of sites outside of the ADI. o The placement of such fencing shall be approved by the County of San Diego (County). Upon approval, the fencing shall remain in place until the conclusion of grading activities, after which the fencing shall be removed. o Installation of temporary fencing shall require the presence of monitor(s) (Archaeological & Native American) pursuant to M-CR-2.	(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. (2) The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase.	(1) The [PDS, PPD] shall review the signed and stamped statement for compliance this condition. (2) The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.	County of San Diego			
M-CR-2 Archaeological Monitoring - To mitigate for potential impacts to undiscovered buried archaeological resources in the Project Area, an archaeological monitoring program and potential data recovery program shall be implemented pursuant to the County of San Diego's Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources and the California Environmental Quality Act (CEQA) and shall include the following requirements: a. Pre-Construction • The Project Applicant shall contract with a County approved archaeologist to perform Archaeological Monitoring. The Project Archaeologist shall contract with a Kumeyaay monitor to conduct Native American monitoring for the Proposed Project. • The pre-construction meeting shall be attended by the project Archaeologist, the Kumeyaay Native American monitor. b. Construction • Monitoring. Both the project archaeologist and Kumeyaay Native American monitor are to be on site during all earth-disturbing activities. The frequency and location of monitoring of native soils shall be determined by the project archaeologist and the Kumeyaay Native American monitor. The project archaeologist and the Kumeyaay Native American monitor shall evaluate fill soils to ensure that they are negative for cultural resources. • Inadvertent Discoveries: o The project archaeologist and the Kumeyaay Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery. o The Project Archaeologist shall contact the County Archaeologist. o The Project Archaeologist, in consultation with the County Archaeologist and the Kumeyaay Native American monitor, shall determine the significance of discovered resources. o Construction activities shall be allowed to resume after the County Archaeologist has agreed with the significance evaluation. o Isolates and non-significant deposits shall be minimally documented in the field. If the isolates and non-significant deposits are not be collected by the project archaeologist, the Kumeyaay Native American monitor may collect the cultural material for transfer to a tribal	(1) Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. (2) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. (3) The following actions shall occur throughout the duration of the earth disturbing activities. (4) Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed for each development phase. (5) Prior to any occupancy, final	(1) *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, PPD]* for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit. (2) The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist. (3) The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant or its designee fails to comply with this condition. (4) [PDS, PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed. (5) [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW,	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
curation facility or repatriation program. o If cultural resources are determined to be significant, a research design and data recovery program shall be prepared by the project archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of sacred sites, to cap identified sacred sites or unique cultural resources and to place development over the cap if avoidance is infeasible; and to perform data recovery for non-unique cultural resources. The preferred option is preservation (avoidance). 1. Human Remains. • The property owner or their representative shall contact the County coroner and the County Planning & Development Services staff archaeologist. • Upon identification of human remains, no further disturbance shall occur in the area of the find until the County coroner has made the necessary findings as to origin. • If the remains are determined to be of Native American origin, the most likely descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the property owner or their representative to determine proper treatment and disposition of the remains. • The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by California Public Resources Code, Section 5097.98, has been conducted. • California Public Resources Code, Section 5097.98; CEQA Guidelines, Section 15064.5; and California Health and Safety Code, Section 7050.5, shall be followed in the event that human remains are discovered. 2. Rough Grading • Upon completion of rough grading, a monitoring report identifying whether resources were encountered shall be prepared. A copy of the monitoring report shall be provided to any culturally affiliated tribe that requests a copy. e. Final Grading • A final report substantiating that earth-disturbing activities are completed and whether cultural resources were encountered shall be prepared. A copy of the final report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated tribe that requests a copy. f. Disposition of Cultural Material. The final report shall include: • Evidence that all prehistoric materials have been curated at a San Diego curation facility or tribal curation facility that meets federal standards according to Title 36, Part 79, of the Code of Federal Regulations or alternatively have been repatriated to a culturally affiliated tribe. • Evidence that historic materials have been curated at a San Diego curation facility that meets federal standards according to Title 36, Part 79, of the Code of Federal Regulations.	grading release, or use of the premises in reliance of this permit, the final report shall be prepared for each development phase.	PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant or its designee.				
M-CR-3 Data Recovery - To mitigate potential impacts to the eastern portion of sites CA-SDI-12397 and CA-SDI-12373, a phased data recovery program shall be implemented prior to construction by a County of San Diego (County)–approved archaeologist. The phased data recovery (prepared as a separate document) would involve either surface collection and curation/repatriation to prevent looting (CA-SDI-12373 (Locus A), or excavation of a series of shovel test pits (STPs) to identify subsurface deposits and then excavation of control units (CUs) within those areas where subsurface deposits are identified. The number of CUs to be excavated would depend on the quantity and variety of artifacts and features identified and the presence/absence of a midden deposit because the data potential of the site is contained within those components of the site.	(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. (2) The following actions shall occur	(1) The [PDS, PPD] shall review the final data recovery program report for compliance with this condition. (2) The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
Archaeological materials recovered during the data recovery efforts shall be cleaned, sorted, cataloged, and analyzed following standard archaeological procedures and shall be documented in a data recovery report. Upon completion of fieldwork, the County-approved archaeologist shall submit a letter report summarizing the field work efforts and stating that the scientifically significant sample of the site has been recovered. Upon approval from the County archaeologist, construction may begin at this location.	throughout the duration of the earth disturbing activities.	or applicant or its designee fails to comply with this condition.				
Geology and Soils						
M-GE-1 Prior to issuance of a grading permit, a final geotechnical report shall be prepared by a registered civil or geotechnical engineer. The report shall include any additional field efforts, including borings, sampling, and associated laboratory testing, to determine whether liquefaction, rockfall, landslides, and/or expansive soils are concerns for the Proposed Project. The report shall specify foundation designs that are adequate to preclude substantial damage to the proposed structures due to liquefaction. Mapping and evaluation of hard rock slopes shall be performed by an engineering geologist prior to and during site development. The report shall be submitted with the building plans, and all recommendations of the report shall be incorporated into the design of the buildings. Measures developed in the geotechnical report shall be based on site-specific conditions. Measures would likely include the following, which are provided as examples only: <u>Liquefaction</u> • Deposits of concern shall be over-excavated and recompacted. • Deposits of concern shall be replaced with engineered fill. • Fill shall be surcharged (temporary overloading with fill) to facilitate settlement. • Densification of deposits of concern shall be performed in place, potentially including any combination of placement of vibra-stone columns and use of wick and blanket drains, compaction grouting, and dynamic compaction. • Subdrains shall be incorporated. <u>Rockfall</u> Impacts related to rockfall are not anticipated; therefore, this example measure would only apply if unforeseen rockfall hazards are encountered during the clearing, grubbing, and grading stages of construction: • Scaling of the slope faces shall occur. • Construction of catchment areas or debris fences shall occur. • Removal of precariously situated boulders shall occur. <u>Landslides</u> Impacts related to landslides are not anticipated; therefore, this example measure would only apply if unforeseen landslides are encountered during the clearing, grubbing, and grading stages of construction: Design features to reduce the potential effects of landslides shall include remedial grading and removal of landslide debris or slope stabilization in the areas of proposed development. In areas where landslide debris would be left in place, the construction of buttress fills shall be required to mitigate the potential for instability of cut slopes composed of landslide debris. <u>Expansive Soil</u> Highly expansive soils (typically the upper 3 feet below finish grade) shall be removed and replaced with soils with low expansion potential, lime treatment shall be applied, or moisture conditioning shall occur, in accordance with the standards contained within the then-current edition of the California Building Code. Concrete slabs shall be used in structure foundations, as necessary.	(1) Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.	(1) [PDS] shall review the geotechnical findings for compliance with this measure.	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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Greenhouse Gas Emissions						
M-GHG-1 - As to construction greenhouse gas (GHG) emissions, prior to the County of San Diego's (County) issuance of each grading permit, the Proposed Project applicant or its designee shall purchase and retire carbon offsets in a quantity sufficient to offset 100% of the Proposed Project's construction emissions (including sequestration loss from vegetation removal) associated with each such grading permit, consistent with the performance standards and requirements set forth below. First"carbon offset" shall mean an instrument issued by any of the following: (i) the Climate Action Reserve, the American Carbon Registry, and Verra (previously, Verified Carbon Standard); (ii) any registry approved by the California Air Resources Board (CARB) to act as a registry under the state's cap-and-trade program; or (iii) if no registry is in existence as identified in options (i) and (ii), above, then any other reputable registry or entity that issues carbon offsets that is acceptable to the Director of the Planning & Development Services Department. Prior to use of option (iii), it shall be demonstrated that the other reputable registry or entity follows accounting, quantification and monitoring protocols, as well as eligibility and procedural performance standards, that are comparable to those used by the registries identified in option (i). Second, any carbon offset used to reduce the Proposed Project's GHG emissions shall be a carbon offset that represents the past reduction or sequestration of one metric ton of carbon dioxide equivalent that is "not otherwise required" (CEQA Guidelines Section 15126.4(c)(3)). Third, "Proposed Project applicant" shall mean Jackson Pendo Development Company or its designee. Fourth, as to construction and from vegetation removal GHG emissions, prior to the County's issuance of each grading permit, the Proposed Project applicant or its designee shall provide evidence to the satisfaction of the Director of the Planning & Development Services Department (PDS) that the Proposed Project applicant has purchased and retired carbon offsets in a quantity sufficient to offset 100% of the construction GHG emissions and sequestration loss from vegetation removal generated by the Proposed Project, as associated with each such grading permit. The emissions reduction obligation associated with each grading permit shall be calculated by reference to the certified environmental impact report's Greenhouse Gas Emissions Technical Report (Appendix 2.7-1), which determined total construction-related emissions as equaling 22,760 metric tons of carbon dioxide equivalent (MT CO_2e). This would increase to 22,769 MT CO_2e if the Proctor Valley Road North Option is selected. Fifth, the purchased carbon offsets used to reduce construction and vegetation removal GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (California Health & Safety Code Section 38562(d)(1)). Sixth, the Proposed Project applicant or its designee shall demonstrate, to the satisfaction of the Development Services Director, that the following geographic priorities for carbon offsets have been met: (1) off-site within the unincorporated areas of the County of San Diego; (2) off-site within the County of San Diego; (3) off-site within California; (4) off-site within the United States; and (5) off-site internationally. As listed, geographic priorities would focus first on local reduction features (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over benefits related to air quality criteria pollutant reductions within the San Diego Air Basin, and to aid in San Diego County jurisdictions' efforts to meet their GHG reduction goals. The Proposed Project applicant or its designee shall first pursue offset projects and programs locally within unincorporated areas of the County of San Diego to the extent such offset projects and programs are financially competitive in the global	(1) Prior to approval of any grading plan and the issuance of any construction permit.	(1) The [*DPW, PDCI*] shall make sure that the project applicant or its designee complies with this measures. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the project applicant or its designee fails to comply with this measure.	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
offset market. The Proposed Project applicant or its designee shall submit proof to the County that offsets are unavailable and/or fail to meet the feasibility factors defined in CEQA Guidelines Section 15364 in a higher priority category before seeking offsets from the next lower priority category.						
M-GHG-2 As to operational greenhouse gas (GHG) emissions, prior to the County of San Diego's (County) issuance of building permits for each implementing Site Plan ("D" Designator), the applicant or its designee shall purchase and retire carbon offsets for the incremental portion of the Proposed Project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational greenhouse gas (GHG) emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements set forth below. First, "carbon offset" shall have the same meaning as set forth in M-GHG-1. Second, any carbon offset used to reduce the Proposed Project's GHG emissions shall be a carbon offset that represents the past reduction or sequestration of 1 metric ton of carbon dioxide equivalent that is "not otherwise required" (CEQA Guidelines Section 15126.4(c)(3)). Third, "the Proposed Project applicant" shall have the same meaning as set forth in M-GHG-1. Fourth, as to operational emissions, prior to the County of San Diego's issuance of building permits for each implementing Site Plan ("D" Designator), the Proposed Project applicant or its designee shall provide evidence to the satisfaction of the Director of Planning & Development Services Department (PDS) that it has purchased and retired carbon offsets for the incremental portion of the Proposed Project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from the incremental amount of development to net zero. The "project life" is 30 years. This methodology is consistent with the 30-year project life time frame used by the South Coast Air Quality Management District's GHG guidance (SCAQMD 2008). The emissions reduction obligation associated with each building permit shall be calculated by reference to the certified environmental impact report's (EIR) Greenhouse Gas Emissions Technical Report (Appendix 2.7-1), which determined total operational-related emissions as equaling 16,159 metric tons of carbon dioxide equivalent (MT CO_2e) annually, which equates to 484,770 MT CO_2e over 30 years. Fifth, the purchased carbon offsets used to reduce operational GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (California Health & Safety Code Section 38562(d)(1)). Sixth, the amount of carbon offsets required for each implementing Site Plan shall be based on the GHG emissions with the implementing Site Plan, and shall include operational GHG emissions as identified in the approved Greenhouse Gas Emissions Technical Report. Seventh, each implementing Site Plan shall include a tabulation that identifies the overall carbon offsets required to mitigate the entire Proposed Project's GHG emissions, and shall identify the amount of carbon offsets purchased to date, as well as the remaining carbon offsets required to reduce the Proposed Project's emissions to net zero. Such tabulation and tracking shall be to the satisfaction of the Director of PDS. For clarity, the following example is provided to illustrate the Proposed Project's operational GHG emissions purchase and retirement strategy. If 100 single-family residential units are proposed to be developed in conjunction with an implementing Site Plan ("D" Designator), GHG emissions for those land uses would be calculated and carbon offsets for those emissions would be secured for a 30-year period. To facilitate	1. Prior to the County of San Diego's (County) issuance of building permits for each implementing Site Plan	1. The [*DPW, PDCI*] shall make sure that the project applicant or its designee complies with the GHG requirements of this measure. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the project applicant or its designee fails to comply with this measure.	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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implementation of this strategy, the Proposed Project's total emissions have been allocated on a per dwelling unit basis; this methodological approach ensures that, when each dwelling unit is developed, the emissions from the Proposed Project's resident-serving non-residential facilities will also be offset. Thus, the 100-single family-residential units contemplated by this example would be multiplied by 15.81 MT CO_2e/dwelling unit (total project emissions / total # of dwelling units = 16,159 MT CO_2e /yr / 1,022 dwelling units = 15.81 MT CO_2e /yr/DU). This value would then be multiplied by 30, to calculate the total carbon offsets required for that phase of development (e.g., 100 single-family residential units × 15.81 MT CO_2e /du × 30 = 47,430 MT CO_2e of carbon offsets). Eighth, this EIR acknowledges that the Proposed Project's GHG emissions estimates are conservative because the Proposed Project's GHG emissions are expected to decrease beyond the estimates presented in the EIR's analysis, in part, due to reasonably foreseeable improvements in fuel efficiency, vehicle fleet turnover, technological improvements related to transportation and energy, and updates to emissions models and methodologies. Thus, subject to County oversight, and the processes described below, the operational emission estimates that govern implementation of this Proposed Project are subject to a "true up" at the election of the Proposed Project applicant (as defined above) or its designee and subject to the satisfaction of the County's Board ofSupervisors, as considered pursuant to a noticed public hearing process that accords with applicable legal requirements, including those set forth in CEQA for the post-approval modification of mitigation implementation parameters. Specifically, if the Project applicant elects to process a "true-up" exercise subsequent to the County's certification of the Final EIR and approval of the Proposed Project, the Proposed Project applicant shall provide an operational GHG emissions inventory of the Proposed Project's operational emissions for the "true up" operational conditions, including emissions from mobile sources, energy, area sources, water consumption, and solid waste. Subject to the satisfaction of the Board of Supervisors, these calculations shall be conducted using a County-approved model and/or methodology and must validate the continuing adequacy of modeling inputs used in the EIR that are not proposed to be altered as part of the "true-up" exercise. The inclusion of the validation requirement ensures that any updated operational GHG emissions inventories for the Project fully account for then-existing information that is relevant to the emissions modeling. Alternatively, the Proposed Project applicant may purchase all carbon offset credits to reduce operational GHG emissions at issuance of the first building permit. The "true up" operational GHG emissions inventory, if conducted, will be provided in the form of a project-specific Updated Emissions Inventory and Offset Report to the County's Board of Supervisors (or its designee) prior to the issuance of building permits for the next build-out phase. The subject technical documentation shall be prepared by a County-approved, qualified air quality and greenhouse gas technical specialist. In all instances, substantial evidence must confirm that any reduction to the total carbon offsets value as identified in the certified Final EIR for the Proposed Project is consistent with the Proposed Project commitment to achieve and maintain carbon neutrality (i.e., net zero emissions) for the 30-year life of the Proposed Project. Ninth, the Proposed Project applicant or its designee shall demonstrate, to the satisfaction of the Development Services Director, that the following geographic priorities for carbon offsets have been met: (1) off-site within the unincorporated areas of the County of San Diego; (2) off-site within the County of San Diego; (3) off-site within California; (4) off-site within the United States; and (5) off-site internationally. As listed, geographic priorities would focus first on local reduction features (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-						

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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over benefits related to air quality criteria pollutant reductions within the San Diego Air Basin, and to aid in San Diego County jurisdictions' efforts to meet their GHG reduction goals. The Proposed Project applicant or its designee shall first pursue offset projects and programs locally within unincorporated areas of the County of San Diego to the extent such offset projects and programs are financially competitive in the global offset market. The Proposed Project applicant or its designee shall submit proof to the County that offsets are unavailable and/or fail to meet the feasibility factors defined in CEQA Guidelines Section 15364 in a higher priority category before seeking offsets from the next lower priority category.						
M-GHG-3 Prior to the issuance of residential building permits, the applicant or its designee shall provide evidence to the County of San Diego that the design plans for residential structures include electrical outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.	(1) Prior to issuance of residential building permits	(1) Project Applicant shall submit building plans to the County for review and approval.	County of San Diego			
M-GHG-4 To reduce greenhouse gas emissions, the applicant or its designee shall provide evidence to the County of San Diego that the following project design features identified for the Proposed Project herein will be implemented: PDF-AQ/GHG-1, PDF-AQ/GHG-2, PDF-AQ/GHG-3, PDF-AQ/GHG-4, PDF-AQ/GHG-5, PDF-AQ/GHG-6, PDF-AQ/GHG-7, PDF-AQ/GHG-8, PDF-AQ/GHG-9, PDF-AQ/GHG-10, PDF-TR-1, PDF-UT-1, PDF-UT-2, PDF-UT-3, PDF-UT-4 and PDF-UT-5.	See below	See below	See below			
Noise						
M-N-1 The single-family residential lots shown in Figure 2.8-4 with rear- or side-yard exposures adjacent to Proctor Valley Road shall include minimum 6-foot-high solid noise barriers along the exposure. The noise barriers may be constructed as a wall or berm, or a combination of both. The materials used in construction of the barrier shall have a minimum surface density of 4 pounds per square foot. They may consist of masonry material, 0.625-inch-thick Plexiglas, 0.25-inch-thick plate glass, or a combination of these materials. The barriers must be designed so there are no openings or cracks.	(1) Prior to issuance of residential building permits	(1) Project Applicant shall submit building plans to the County detailing construction material for review and approval	County of San Diego			
M-N-2 Prior to issuance of building permits (and after preparation of detailed building plans) for proposed single-family residential units directly adjacent to Proctor Valley Road, as shown in Figure 2.8-4, the building permit applicant or its designee shall demonstrate that interior noise levels will not exceed the applicable County of San Diego noise ordinance standard of 45 dBA CNEL for the subject land use. In addition to the installation of sound walls that shall be constructed under mitigation measure M-N-1, it is anticipated that compliance with the applicable standard shall be achieved by structure setbacks, acoustically rated windows and doors, and/or air conditioning or equivalent forced air circulation to allow occupancy with closed windows, which, for most construction, would provide sufficient exterior-to-interior noise reduction. A supplemental acoustical study shall be prepared to demonstrate and verify that interior noise levels will be below 45 dBA CNEL within habitable residential rooms. Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases for the single-family residential units directly adjacent to Proctor Valley Road. Timing: A Noise Restriction Easement shall be dedicated to the Final Map, required prior to issuance of building permits for development of on-site single-family residential units directly adjacent to Proctor Valley Road, and after detailed building plans are available and model numbers/types have been sited on a precise grading plan. Enforcement: County of San Diego	(1) Prior to approval of the Final Map.	(1) The [PDS, LDR] shall verify that the easement in indicated on the map as specified and recorded.	County of San Diego			
M-N-3 Prior to the issuance of any building permit for stationary noise-generating equipment such as heating, ventilation, and air conditioning (HVAC) systems, the Proposed Project applicant or its designee shall prepare a supplemental acoustical study of the proposed stationary noise sources associated with the HVAC systems for submittal to the County of San Diego (County) for review and approval. Best engineering practices shall be implemented, and the placement of noise-generating equipment and shielding shall be considered when installing stationary noise sources associated with HVAC systems. The acoustical study shall identify noise-generating equipment and predict noise levels from identified equipment at the applicable property lines. Where predicted noise levels would exceed those levels deemed acceptable as established by the County's Noise Ordinance,	(1) Prior to issuance of building permits	(1) Supplemental acoustic study shall be prepared noise sources associated with the HVAC systems that detail best practices and measures to reduce noise levels to comply with Section 36.404/	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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Section 36.404, the acoustical study shall identify mitigation measures shown to effectively reduce noise levels (e.g., enclosures, barriers, site orientation) to comply with Section 36.404. Such mitigation measures shall be implemented by the applicant or its designee prior to issuance of any building permits. Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases. Timing: Prior to issuance of building permits Enforcement: County of San Diego						
M-N-4 The Proposed Project applicant or its designee shall take those steps necessary to ensure that construction equipment is properly maintained and equipped with noise-reduction intake, exhaust mufflers, and engine shrouds in accordance with manufacturer recommendations. Equipment engine shrouds shall be closed during equipment operation.	(1) Prior to issuance of grading permit (2) Ongoing during construction phase	(1) The [DPW, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this measure. (2) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to com ply with this measure.	County of San Diego			
M-N-5 The Proposed Project applicant or its designee shall take those steps necessary to ensure that, whenever feasible, electrical power shall be used to run air compressors and similar power tools.	(1) Prior to issuance of grading permit (2) Ongoing during construction phase	(1) The [DPW, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this measure. (2) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to com ply with this measure.	County of San Diego			
M-N-6 The Proposed Project applicant or its designee shall take those steps necessary to ensure that equipment staging areas are located as far as feasible from occupied residences and schools.	(1) Prior to issuance of grading permit (2) Ongoing during construction phase	(1) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to com ply with this measure. (2) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to com ply with this measure.	County of San Diego			
M-N-7 The Proposed Project applicant or its designee shall take those steps necessary to ensure that for construction activities on and off the Project Area, noise attenuation techniques are employed to ensure that noise levels remain below 75 dBA L_{eq} at existing noise-sensitive land uses. Such techniques shall include use of sound blankets on noise-generating equipment and construction of temporary sound barriers adjacent to construction sites near affected uses to achieve noise levels below 75 dBA L_{eq}. Implementation: Applicant, or its designee, and primary contractor(s) of all Proposed Project phases involving construction Timing: Prior to and during Proposed Project construction Enforcement: County of San Diego	(1) Prior to and during Proposed Project construction	(1) The [DPW, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this measure. (2) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to com ply with this measure.	County of San Diego			
M-N-8 Prior to approval of the grading permit issued for any portion of the Project Area, the Proposed Project applicant or its designee shall direct that the designated contractor prepare a blasting and monitoring plan with an estimate of noise and vibration levels of each blast at noise-sensitive land uses within 1,000 feet of each blast. Where potential exceedance of either the County of San Diego's (County) Noise Ordinance or the City of Chula Vista's Noise Control Ordinance is identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410; the Chula Vista Noise Control Ordinance, Chapter 19.68; and the vibration-level limits of 1 inch per second peak particle velocity. Such measures shall be implemented by the Proposed Project applicant or its designee prior to the issuance of the grading permit. Additionally, Proposed Project phases involving	(1) Prior to approval of any plan or issuance of any permit, and/or prior to use of the premises in reliance of this permit the Plan shall be approved.	(1) The [PDS, PPD] shall review the Blasting and Monitoring Plan for compliance with the content guidelines, the Blasting and Monitoring Plan, County of San Diego Noise Ordinance, and this measure.	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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blasting shall conform to the following requirements: • Blasting activities shall be performed by a blast contractor and blasting personnel licensed to operate in the County. • Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundborne vibration accelerometer that is located outside the closest residence to the blast and is approved by the County. Blasting shall not exceed 0.1 inch per second peak particle velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines, Section 4.3. Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases involving blasting Timing: Prior to and during Proposed-Project-related blasting activities Enforcement: County of San Diego						
M-N-9 Prior to approval of the grading permit for any portion of the Proposed Project, the Proposed Project applicant or its designee shall take those steps necessary to ensure that on-site rock-crushing facilities are located a minimum of 250 feet from the property line of occupied residences or other noise-sensitive uses. Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases involving rock crushing. Timing: Prior to and during Proposed Project related rock-crushing activities. Enforcement: County of San Diego	The following actions shall occur throughout the duration of the rock crushing and drilling activities.	1. The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this measure. The [DPW, PCDI] shall contact the [PDS, PCC] if the applicant fails to comply with this measure.	County of San Diego			
M-N-10 Prior to beginning construction of any Proposed Project component within 300 feet of an existing or future occupied residence, the Proposed Project applicant or its designee shall require preparation of a Vibration Monitoring Plan (VMP) for submittal to the County of San Diego (County) noise control officer for review and approval. At a minimum, the VMP shall require data to be sent to the County noise control officer or designee on a weekly basis or more frequently as determined by the noise control officer. The data shall include vibration-level measurements taken during the previous work period. In the event that the County noise control officer determines there is reasonable probability that future measured vibration levels would exceed allowable limits, the County noise control officer or designee shall take the necessary steps to ensure that future vibration levels do not exceed such limits, including suspending further construction activities that could result in excessive vibration levels, until either alternative equipment or alternative construction procedures can be used that generate vibration levels that do not exceed 0.004 inches per second root mean square (RMS) or 0.1 inches per second peak particle velocity (PPV) at the nearest residential structure. Construction activities not associated with vibration generation could continue. The VMP shall be prepared and administered by a County-approved noise consultant. In addition to the data described previously, the VMP shall include the location of vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures. A description of these plan components is as follows: Location of Vibration Monitors: The VMP shall indicate monitoring locations, including the location of measurements to be taken at construction site boundaries and at nearby residential properties. Vibration Instrumentation: Vibration instrumentation shall be capable of measuring maximum unweighted RMS and PPV levels triaxially (in three directions) over a frequency range of 1 to 100 Hertz. The vibration instrumentation shall be set to automatically record daily events during working hours, and to record peak triaxial PPV values in 5-minute-interval histogram plots. The method of coupling the geophones to the ground shall be described and included in the VMP. The vibration instrumentation shall be calibrated within 1 year prior to the measurement, and a certified laboratory conformance report shall be included in the VMP.	The following actions shall occur through the duration of the grading construction	(1) The [DPW, PDCI] shall make sure that the grading contractor complies with the vibration control measures of this measure. The [DPW, PCDI] shall contact the [PDS, PCC] if the applicant fails to comply with this measure.	County of San Diego			

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Data Acquisition: The information to be provided in the data reports shall include, at a minimum, daily histogram plots of PPV versus time of day for three triaxial directions, and maximum peak vector sum PPV and maximum frequency for each direction. The reports shall also identify the construction equipment in operation during the monitoring period, and their locations and distances to vibration measurement locations. Exceedance Notification and Reporting Procedures: The VMP shall include a description of the notification of exceedance and reporting procedures, and the follow-up procedures taken to reduce vibration levels to below the allowable limits. Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases involving the use of heavy construction equipment within 300 feet of existing or future occupied residences. Timing: Prior to and during construction activities Enforcement: County of San Diego						
Transportation and Traffic						
M-TR-1: Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary (Project-Specific Impact, City of Chula Vista): The Proposed Project applicant, or its designee, *shall coordinate with the City of Chula Vista* to widen the roadway segment of Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary from a two-lane roadway to a Class I Collector prior to issuance of a building permit for the 1,229th equivalent dwelling unit (EDU). (This mitigation measure applies under Existing Plus Project Build-Out (Impact TR-1), Year 2025 (Impact TR-3), Year 2030 Cumulative Conditions (Impact TR-5), and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property (Impact TR-8). Under the Year 2025, Year 2030, and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, the building permit threshold is the 563rd EDU.)	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego City of Chula Vista			
M-TR-2: Intersection at SR-94 and Lyons Valley Road (Direct Impact, Cumulative Impact, Caltrans Facility: The Proposed Project applicant, or its designee, *shall coordinate with Caltrans* to install a traffic signal at the intersection of SR-94 and Lyons Valley Road prior to issuance of a building permit for the 741st EDU. (This mitigation measure applies under Existing Plus Project Build-Out (Impacts TR-9), Year 2025 (Impacts TR-11), Year 2030 Cumulative Condition (Impacts TR-13), and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property (Impacts TR-15).)	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego Caltrans			
M-TR-3: Intersection at Northwoods Drive/Agua Vista Drive and Proctor Valley Road (Project-Specific Impact, City of Chula Vista): The Proposed Project applicant, or its designee, shall *coordinate with the City of Chula Vista* to install a traffic signal at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road prior to issuance of a building permit for the 660th EDU. (This mitigation measure applies under Existing Plus Project Build-Out (Impacts TR-10), Year 2025 (Impacts TR-12), Year 2030 Cumulative Conditions (Impacts TR-14), and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property (Impacts TR-24). Under the Year 2025, Year 2030 Cumulative Conditions, and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, the threshold is the 287th EDU.)	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego City of Chula Vista			
M-TR-4: The Proposed Project applicant, or its designee, shall pay the appropriate County of San Diego Transportation Impact Fee (TIF) to reduce the Proposed Project's identified significant cumulative impact along the following four roadway segments of Proctor Valley Road: • Proctor Valley Road between the City of Chula Vista boundary and Project Driveway #1 (Year 2025, Year 2030) • Proctor Valley Road between Project Driveway #1 and Project Driveway #2 (Year 2025, Year 2030) • Proctor Valley Road between Project Driveway #2 and Project Driveway #3 (Year 2030)	Prior the EDU identified for each impact trigger, provide a fair share contribution towards the cost of updating the County of San Diego's TIF program.	The [*PDS, LDR*] shall review the County's TIF Program and update it to allow the use of a TIF payment to mitigate cumulative traffic impacts. The County's TIF Program update shall be approved by the Board of Supervisors.	County of San Diego			

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				Initials	*Date*	*Remarks*
• Proctor Valley Road, between Project Driveway #3 to Project Driveway #4 (Year 2030) (This mitigation measure applies under Year 2025 and Year 2030 conditions.)						
M-TR-5: Proctor Valley Road, between the City of Chula Vista Boundary and Project Driveway No. 1 (Cumulative Impact, County of San Diego; Impact 6a): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the project applicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego City of San Diego			
M-TR-6: Proctor Valley Road, between Project Driveway No. 1 and Project Driveway No. 2 (Cumulative Impact, County of San Diego; Impact 6b): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the project applicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-7: Proctor Valley Road, between Project Driveway No.2 Project Driveway No. 3 (Cumulative Impact, County of San Diego; Impact 6c): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the project applicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-8: Proctor Valley Road, between Project Driveway No. 3 and Project Driveway No. 4 (Cumulative Impact, County of San Diego; Impact 6d): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the project applicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-9: Proctor Valley Road, between Hunte Parkway and Northwoods Drive (Project Specific Impact, City of Chula Vista): If development of the Rancho Jamul Preserve is approved, and construction commenced prior to buildout of the Proposed Project, the project applicant, or its designee, shall coordinate with the City of Chula Vista to widen Proctor Valley Road between Hunte Parkway and Northwoods Drive from a four-lane roadway to a six-lane Major Street, by the issuance of the building permit for the 487th equivalent dwelling unit.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-10: Proctor Valley Road and Project Driveway No. 1 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at the intersection. This impact would occur with the full development of the Proposed Project as well as the development of 74 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			

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M-TR-11: Proctor Valley Road and Project Driveway No. 2 (Cumulative Impact, County of San Diego): Widening Proctor Valley Road from two to four lanes would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 1,083 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-12: Proctor Valley Road and Project Driveway No. 3 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 397 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-13: Proctor Valley Road and Project Driveway No. 4 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 563 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-14: Proctor Valley Road and Project Driveway No. 5 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 481 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-15: Intersection at Paseo Ranchero and East H Street (Project Specific Impact, City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to restripe the eastbound approach to the intersection of Paseo Ranchero and East H Street to include an exclusive right-turn lane.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego City of Chula Vista			
M-TR-16: Intersection at Mt Miguel Road and East H Street (Project Specific Impact City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to restripe the westbound approach to the intersection of Mt. Miguel Road and East H Street to include an exclusive right-turn lane prior to issuance of a building permit for the 638th equivalent dwelling unit.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego City of Chula Vista			
M-TR-17: Intersection at Lane Avenue and East H Street (Project Specific Impact City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to adjust the median and restripe the westbound approach at the intersection of Lane Avenue and East H Street to include a second left-turn lane.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be	The [*PDS, LDR*] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The	County of San Diego City of Chula Vista			

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	approved.	securities and improvement agreements shall be approved by the Director of PDS.				
Paleontological Resources						
M-PR-1: A Qualified Paleontologist shall supervise a Paleontological Monitoring Program. A Qualified Paleontologist is a person who has, to the satisfaction of the County of San Diego Director of Planning & Development Services: ▪ a Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology); ▪ demonstrated knowledge of Southern California paleontology and geology; and ▪ documented experience in professional paleontological procedures and techniques. The Qualified Paleontologist shall conduct or supervise the following mitigation tasks: • Monitoring of excavation operations to discover unearthed fossil remains, generally involving monitoring of ongoing excavation activities (e.g., sheet grading pads, cutting slopes and roadways, basement and foundation excavations, and trenching). A Paleontological Resources Monitor must have at least 1 year of experience in field identification and collection of fossil materials. • Salvaging of unearthed fossil remains, typically involving simple excavation of the exposed specimens, but possibly also plaster-jacketing of individual large and/or fragile specimens, or more elaborate quarry excavation of richly fossilferous deposits. • Recording of stratigraphic, geologic, and geographic data to provide a context for the recovered fossil remains, including accurate plotting (mapping) on grading plans and standard topographic maps of all fossil localities, description of lithologies of fossil-bearing strata, measurement and description of the overall stratigraphic section (unless considered by the Project Paleontologist to be infeasible), and photographic documentation of the geologic setting. • Laboratory preparation (cleaning and repair) of collected fossil remains to the point of identification (not exhibition), generally involving removal of enclosing sedimentary rock material, stabilization of fragile specimens (using glues and other hardeners), and repair of broken specimens. • Curating prepared fossil remains, typically involving scientific identification and cataloguing of specimens, and entry of data into one or more accredited institutional (museum or university) collection (specimen/species lot and/or locality) databases. Curation is necessary so that the specimens are available for scientific research. • Transferal, for archival storage, of cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections, preferably one of the following: o San Diego Natural History Museum o Los Angeles County Museum o San Bernardino Museum of Natural History o University of California Museum of Paleontology, Berkeley o Anza-Borrego Desert State Park (if the fossils were salvaged in the desert) • Preparation of a final report summarizing the results of the field investigation, laboratory methods, stratigraphic information, types and importance of collected fossils, and any necessary graphics to document the stratigraphy and precise fossil collecting localities.	(1) Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. (2) Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this measure shall be completed. (3) The following actions shall occur throughout the duration of the grading construction. (4) Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed. (5) Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for PDS2016-TM-5616, the final report shall be completed.	(1) The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this measure. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit. (2) The [DPW, PDCI] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist. (3) The [DPW, PDCI] shall make sure that the Project Paleontologist is on-site performing the monitoring duties of this measure. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Paleontologist or applicant fails to comply with this measure. (4) The [PDS, PPD] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed. (5) The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.	County of San Diego			

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Tribal Cultural Resources						
M-TCR-1 Data Recovery - To mitigate potential indirect impacts to the eastern portion of site CA-SDI-12373, a phased data recovery program shall be implemented by a County of San Diego (County) approved archaeologist prior to granting any easement for trail uses. The phased data recovery (prepared as a separate document) shall involve implementation of surface collection and curation/repatriation of artifacts to prevent looting. All archaeological materials recovered during the data recovery efforts shall be cleaned, sorted, cataloged, and analyzed following standard archaeological procedures, and shall be documented in a data recovery report. Upon completion of fieldwork, the County-approved archaeologist shall submit a letter report summarizing the field work efforts and stating that the scientifically significant sample of the site has been recovered. Upon approval from the County archaeologist, the trail easement may be granted.	(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this measure shall be completed.	(1) The [PDS, PPD] shall review the final data recovery program report for compliance with this measure.	County of San Diego			
Project Design Features (PDFs)						
PDF-AQ-1: Fugitive Dust Control – The Proposed Project shall implement the following measures to minimize fugitive dust (PM_{10} and $PM_{2.5}$), comply with County of San Diego (County) Code Section 87.428 (Grading Ordinance), and comply with SDAPCD Rule 55 (Fugitive Dust Control): a. Water or another SDAPCD-approved dust control non-toxic agent shall be used on the grading areas at least three times daily. b. All main roadways shall be constructed and paved as early as possible in the construction process. c. Building pads shall be finalized as soon as possible following site preparation and grading activities; d. Grading areas shall be stabilized as quickly as possible. e. Chemical stabilizer shall be applied, a gravel pad shall be installed, or the last 100 feet of internal travel path within the construction site shall be paved prior to public road entry and for all haul roads. f. Wheel washers shall be installed adjacent to the apron indicated in (c) for tire inspection and washing prior to vehicle entry on public roads. g. Visible track-out into traveled public streets shall be removed with the use of sweepers, water trucks or similar method within 30 minutes of occurrence. h. Sufficient perimeter erosion control shall be provided to prevent washout of silty material onto public roads. i. Unpaved construction site egress points shall be graveled to prevent track-out. j. Construction access points shall be wet-washed at the end of the workday if any vehicle travel on unpaved surfaces has occurred. k. Transported material in haul trucks shall be watered or treated. l. All soil disturbance and travel on unpaved surfaces shall be suspended if winds exceed 25 miles per hour. m. On-site stockpiles of excavated material shall be covered. n. A 15-mile-per-hour speed limit on unpaved surfaces shall be enforced. o. Haul truck staging areas shall be provided for loading and unloading of soil and materials and shall be located away from sensitive receptors at the farthest feasible distance. p. Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.	Prior to issuance of any grading permits and on-going for the duration of grading activities.	(1) The [*DPW, PDCI*] shall make sure the contractor complies with the requirements of this measure and shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this measure.	County of San Diego			
PDF-AQ-2: Construction Architectural Coating Limits – The Proposed Project shall comply with the following volatile organic compound (VOC) content limits for architectural coatings during construction for residential and non-residential and uses: 50 grams per liter VOC for interior surfaces and 100 grams per liter VOC for exterior coatings.	Prior to issuance of residential building permits	(1) The [*DPW, PDCI*] shall make sure the contractor complies with the requirements of this measure and shall contact the [*PDS, PCC*] if the applicant or its designee fails to comply with this measure.	County of San Diego			

Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
PDF-AQ/GHG-1: Wood Burning Stoves and Fireplaces – Prior to the issuance of residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating that no wood burning stoves or fireplaces would be constructed.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-2: Zero Net Energy Residences – Prior to the issuance of residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating compliance with the (ZNE) design standards defined by the California Energy Commission.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-3: Non-Residential Energy Improvement Standards – Prior to the issuance of non-residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating that the Proposed Project's non-residential land uses shall achieve a 10% greater building energy efficiency than required by the 2016 State energy efficiency standards in Title 24, Part 6 of the California Code of Regulations.	Prior to issuance of non-residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-4: Energy Star Appliances – All appliances (washer/dryers, refrigerators, and dishwashers) that will be installed by builders in residences and commercial businesses shall be Energy Star rated or equivalent.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-5: Solar Water Heating – Prior to the issuance of private recreation center building permits, the Proposed Project applicant or its designee shall submit swimming pool heating design plans to the County of San Diego (County) for review and approval. The design plans shall demonstrate that all swimming pools located at private recreation centers in the Project Area are designed and shall be constructed to use solar water heating or other technology with an equivalent level of energy efficiency.	Prior to issuance of building permits for each private recreation center.	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-6: Outdoor Lighting - Prior to the issuance of permits, the Proposed Project applicant or its designee shall submit building plans that demonstrate that all outdoor lighting shall be LED (light emitting diodes) or other high efficiency lightbulbs.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-7: New Resident Information Package - Prior to the issuance of Certificate of Occupancy for new residences, the Project applicant or its designee shall submit certification that it has information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to new homebuyers.	Prior to issuance of residential certificate of occupancies.	Project Applicant shall submit copy of the New Resident Information Package for County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-8: Cool Roofs - Prior to the issuance of residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating that residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a three-year solar reflectance index (SRI) of 64 for a low-sloped roof and an SRI of 32 for a high- sloped roof. Prior to the issuance of non-residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating non-residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a three-year SRI of 64 for a low-sloped roof and 32 for a high- sloped roof.	Prior to issuance of building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-9: Cool Pavement - Prior to the issuance of building permits, the Proposed Project applicant or its designee shall submit building plans illustrating that outdoor pavement, such as walkways and patios shall use paving materials with three-year SRI of 0.28 or initial SRI of 0.33.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-10: Electric Vehicle Charging Stations – Prior to the issuance of residential building permits, the Proposed Project applicant or its designee shall submit plans for the installation of a dedicated 208/240 dedicated branch circuit in each garage of every residential unit and one Level 2 electric vehicle (EV) charging station in the garage of half of all residential units to the County of San Diego (County) for review and approval. Prior to the issuance of non-residential building permits, the applicant or its designee shall submit plans for the installation of Level 2 EV charging stations in 10 parking spaces located in the Village Core's commercial development area and P1 through P4 park area parking spaces to the County of San Diego for review and approval.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	*Date*	*Remarks*
PDF-TR-1: Transportation Demand Management (TDM). The Proposed Project applicant or its designee shall implement a Transportation Demand Management program to facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as provide the resources, means, and incentives for ridesharing and carpooling. The following components are to be included in the Transportation Demand Management program:	See below	See below	County of San Diego			
• Develop a comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various Proposed Project phases, land uses, parks/open spaces, schools, and the Village Core. Where approved by the appropriate jurisdiction, the pedestrian network would also provide connections to the various recreational trails and multi-modal facilities accessing the Project Area.	Prior to Site Plan Approval	The Project Applicant shall submit Site Plans to the County of San Diego for review and approval that the Site Plan conforms to the Otay Ranch Village 14 and PA 16/19 Specific Plan.	County of San Diego			
• Provide bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the Project Area.	Prior to Site Plan Approval for the Village Core and any Site Plan containing Proctor Valley Road.	The Project Applicant shall submit Site Plans to the County of San Diego for review and approval. The bicycle racks shall be installed prior the issuance of the final Certificate of Occupancy in each applicant Site Plan.	County of San Diego			
• Coordinate with the San Diego Association of Governments' (SANDAG) iCommute program for carpool, vanpool, and rideshare programs that are specific to the Proposed Project.	Prior to issuance of residential certificate of occupancies.	Project Applicant shall submit copy of the New Resident Information Package for County of San Diego for review and approval.	County of San Diego SANDAG			
• Promote available websites providing transportation options for residents and businesses.	Prior to issuance of residential certificate of occupancies.	Project Applicant shall submit copy of the New Resident Information Package for County of San Diego for review and approval.	County of San Diego MTS SANAG			
• Create and distribute a "new resident" information packet addressing alternative modes of transportation.	Prior to issuance of residential certificate of occupancies.	Project Applicant shall submit copy of the New Resident Information Package for County of San Diego for review and approval.	County of San Diego			
• Coordinate with San Diego Metropolitan Transit System (MTS) and SANDAG about the future sighting of transit stops/stations within the Project Area.	Prior to Site Plan Approval for the Village Core	The Project Applicant shall submit Site Plans to the County of San Diego for review and approval.	County of San Diego MTS SANAG			
• Provide a school carpool program by coordinating with the local school district and SANDAG. Provide dedicated parking space for the school carpool program in the Village Core.	Prior to completion of the Village 14 elementary school.	The Project Applicant shall coordinate with the Chula Vista Elementary School District (CVESD) to prepare a School Bus Program.	County of San Diego CVESD SANAG			
• Implement a school bus program in coordination with the school district.	Prior to completion of the Village 14 elementary school.	The Project Applicant shall coordinate with the Chula Vista Elementary School District (CVESD) to prepare a School Bus Program.	County of San Diego CVESD			
• Require homeowner's associations within the Project Area to coordinate with the local school district and partner with the on-site elementary school to create a "walking school bus program" for neighborhood students to safely walk to and from school. The Proposed Project applicant or its designee would also coordinate with the local school district to encourage the provision of bicycle storage facilities at the on-site elementary school.	Prior to completion of the Village 14 elementary school.	The Project Applicant shall coordinate with the Chula Vista Elementary School District (CVESD) to prepare a School Bus Program.	County of San Diego CVESD			
• To ensure that the TDM Program strategies are implemented and effective, a transportation coordinator (likely as part of a homeowner's association (HOA)) would be designated to monitor the TDM Program, and would be responsible for developing, marketing, implementing, and evaluating the TDM Program.	Prior to issuance of certificates of occupancy.	Project Applicant shall submit copies of the Conditions, Covenants and Restrictions (CC&R's) as approved by the California Bureau of Real Estate for review and approval.	County of San Diego			
PDF-UT-1: Hot Water Pipe Insulation. Hot water pipes shall be insulated, and hot and cold water piping shall be separated, resulting in annual savings of 2,400 gallons per unit.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			

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PDF-UT-2: Pressure Reducing Valves. The maximum service pressure shall be set to 60 pounds per square inch to reduce potential leakage and prevent excessive flow of water from appliances and fixtures. Resulting in annual water savings of 1,800 gallons per unit.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-UT-3: Water Efficient Dishwashers. Water efficient dishwashers that carry the Energy Star label shall be installed in residential units resulting in an estimated yearly water savings of 650 gallons per unit.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-UT-4: Residential Landscaping. Residential landscaping shall comply with the Model Water Efficient Landscape Ordinance, California Code of Regulations Title 23, Division 2, Chapter 2.7 (Section 490 et seq.). By complying with this ordinance, it is estimated that outdoor water use at single family residences will be reduced by approximately 10 percent. Residential water use can vary widely based on the size of lots; however, based on OWD factors for the Proposed Project, estimated water use for a typical single family home is 435 gpd for densities of 3.0 to 10 units per acre, 700 gpd for densities of 1.0 to 3.0 units per acre, and 1,000 gpd for densities of less than 1.0 units per acre. With an estimated 50 percent of this water used outdoors, the estimated annual water savings is 7,940 gallons per single family residence where densities are from 3.0 to 10 units per acre, 12,775 gallons per single family residence where densities are from 1.0 to 3.0 units per acre, and 18,250 gallons per single family residence where densities are less than 1.0 units per acre based on these assumptions.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-UT-5: Homeowners Association. The Homeowner's Associations shall appropriately regulate the use of water for cleaning outdoor surfaces and vehicles through the Covenants, Conditions, and Restrictions.	Prior to issuance of certificates of occupancy.	Project Applicant shall submit copies of the Conditions, Covenants and Restrictions (CC&R's) as approved by the California Bureau of Real Estate for review and approval.	County of San Diego			